



# FAIRFAX COUNTY PLANNING COMMISSION

Application Number: May 20, 2016  
**2232-M15-24**

## PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to  
Va. Code Sec. 15.2 - 2232

**Public Hearing Date: June 29, 2016 at 8:15 p.m.**

Applicant: **Department of Public Works and Environmental Services,  
Capital Facilities**

Proposed Use: Temporary Fire and Rescue Facility – Off site temporary  
facility during replacement of the Jefferson #18 Fire and Rescue  
Station

Supervisor District: Mason District

Subject Property Tax Map ID: 0504 21 0001, 0504 21 0002, 0504 01 005A  
Subject Property Address: 6637 South Street, Falls Church, VA 22042, additional  
addresses are 6631 South Street and 3023 Annandale Road

Area of Subject Property: 1.2 acres  
Area of Proposed Facility: 6,438 square feet

Application Accepted: May 18, 2016

Recommendation: In accordance with Va. Code Sec. 15.2-2232, as amended, staff  
recommends that the Planning Commission find that the proposal  
by the Department of Public Works and Environmental Services,  
to construct a temporary fire and rescue facility at 6637 South  
Street Falls Church, VA 22015, **is substantially in accord** with  
provisions of the adopted Comprehensive Plan.

**PLANNING DETERMINATION**

Section 15.2 -2232 of the Code of Virginia



Number: 2232-M15-24

Acreage: 1.2 Ac.

District: Mason

Tax Map ID Number: 50-4((21))1, 2;  
50-4((1))5AAddress: 6631 and 6637 South Street &  
3023 Annandale Rd., Falls Church, VA 22042

Planned Use: Office and Retail &amp; Other

Applicant: Fairfax County Department of  
Public Works and Environmental Services

Proposed Use: Temporary Fire and Rescue Station Facility

Location in  
Fairfax County,  
Virginia

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING  
USING FAIRFAX COUNTY GIS



APPLICATION*Attachment A*

**Proposal:** Construct a temporary fire and rescue facility to continue operations while the permanent Jefferson Station #18 is replaced

**Proposed Use:** Temporary Fire and Rescue Station facility

**Applicant:** Fairfax County Department of Public Works and Environmental Services (DPWES), Capital Facilities

**Subject Property:** 6637 South Street, Falls Church, VA 22042; Additional addresses are 6631 South St. and 3023 Annandale Rd.; Tax map 0504 21 0001 & 2, 0504 01 005A

**Zoning District:** C-5, C-2, and R-1

**Existing Conditions:** The site contains three adjoining undeveloped wooded parcels of approximately 1.2 acres combined

**Location:** The site is located on the corner of South Street and Annandale Road, south of Arlington Blvd and west of Seven Corners.

**Project Justification:** The existing fire station at 3101 Hodge Place, built in 1953, is outdated and in need of replacement to meet current standards and the projected growth of the area. The proposed temporary facility is necessary to house equipment, staff, and to continue responses to the service areas in the interim while the permanent station is under construction.

DISCUSSION**Proposed Facility:**

The proposed temporary facility will be a one story structure approximately 6,438 square feet of building area. This will include a pre-manufactured modular building for living quarters and office spaces, and a membrane over steel structure for three apparatus bays. Fairfax County has a ground lease on the subject property for the temporary station for a period of 2 ½ years to commence when all the necessary permits and approvals are received.

**Hours of Operation:**

The fire station operations are 24 hours per day, 7 days per week.

**Personnel:**

The temporary station will be designed for 10 fire fighters per shift, working in 24 hour shifts.

**Service Area:**

The proposed location is within Jefferson Station's "First Due" response area and will continue to serve the same areas. (See Figure A for a map of the Jefferson Station first response area).

**Parking:**

There will be a total of 17 parking spaces including 1 handicapped space.

**Access:**

There will be a new entry off of Annandale Road for staff and visitors. The emergency vehicles will have access from a new entryway off of South Street where the three apparatus bays will be situated.

**Traffic Impacts:**

The applicant has stated that there will be an insignificant amount of trips generated by the fire stations emergency vehicles and staff. Traffic control "Do not block fire entrance" signs and painted stop bars will be placed on either side of the South Street entrance for the egress of the emergency vehicles. Consideration will be given to the installation of a pre-emptive signal at the intersection of South Street and Annandale Road. (See **Attachment F** for details of the Traffic Statement.)

**Noise Impacts:**

According to the applicant, impact generated by the fire response vehicles will be mitigated by

appropriate setbacks and buffers provided in accordance with the Zoning Ordinance requirements. There will be no exterior speakers on the buildings and the use of vehicle-mounted air horns/sirens in the immediate vicinity of the fire station will be minimized to the extent possible.

**Water quality/Stormwater management:**

Computations and narratives for stormwater outfall requirements per the County's Public Facility Manual (PFM) will be included for the site plan review and approval. The DPWES minor site plan application will demonstrate adequate downstream storm sewer capacity to Tripps Run. DPWES will request an onsite stormwater detention waiver, coordinated with Fairfax County Land Development Services and for which nutrient credits can be purchased as an acceptable alternative. The applicant states that these efforts will bring the project into compliance with the Fairfax County Stormwater Management Ordinance.

**Lighting:**

All site lighting will be appropriately scaled for the facility size to provide security and designed to comply with Zoning Ordinance requirements.

**Landscaping:**

The proposed facility is oriented to provide natural vegetation buffers to the south and east adjacent to residential properties. The existing vegetation on the lots will be maintained to the extent possible. However, a waiver of the barrier requirement on the south side closest to the adjacent commercial property and Annandale Road is requested because of the orientation and temporary nature of the station. This waiver is being coordinated with Urban Forest Management Division. After completion of the permanent station and removal of the temporary facility, vehicular entrances and impervious areas will be removed with the exception of sidewalks along Annandale Road and South Street. The site will be restored by tilling with topsoil and reseeding within the construction limits of the project.

**Maintenance:**

Maintenance activities include standard custodial services, repairs, and grounds upkeep.

**Alternate locations:**

Sixteen temporary locations for the fire station were identified. (See Exhibit 1 of the application). Of these locations four were considered potential sites. This proposed site on the corner of South Street and Annandale Road was preferred because it meets programmatic requirements such as being within the Jefferson Station First Due response area, having adequate access, maintaining distance from other stations to avoid a service overlap or shortage, proximity to a major arterial thoroughfare (Arlington Boulevard), being at the edge of a residential neighborhood, and property owner willingness to allow the use of the space.

## **DESCRIPTION OF SURROUNDING AREA**

**Adjacent and Nearby Land Uses:**

- Subject property – Three contiguous, wooded, undeveloped lots on the corner of Annandale Rd and South Street.
- North – A 7-Eleven store and shopping center.
- East – Single family detached residences.
- South – Single family detached residences and Lee's Sandwiches.
- West – Bill Page Plaza shopping center.

## **COMPREHENSIVE PLAN PROVISIONS**

**Comprehensive Plan Map:** Subject property planned for Office (50-4 ((21)) 1 & 2), and Retail and Other (50-4 ((1)) 5A), and Residential (50-4 ((21)) 2).

**Planning Area, District, and Sector:** Area I, Jefferson Planning District, J2 – Sleepy Hollow Community Planning Sector

**Land Use Recommendations:**

Subject property – Plan Map: Office (50-4 ((21)) 1 & 2), and Retail and Other (50-4 ((1)) 5A), and Residential use at 1-2 dwelling units per acre (du/ac) (50-4 ((21)) 2). (Plan Map)

- North – Retail and Other (Plan Map)
- East – Residential use at 1-2 dwelling units per acre (du/ac) (Plan Map)
- South – Residential use at 1-2 dwelling units per acre and Retail and Other (du/ac) (Plan Map)
- West – Retail and Other (Plan Map)

COMPREHENSIVE PLAN GUIDANCE

The subject property is located in the Area I, Jefferson Planning District, J2 - Sleepy Hollow Community Planning Sector. The Comprehensive Plan Map identifies the property as planned for Office, Retail and Other, and Residential uses.

An assessment of this proposal for substantial conformance with land use recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations:

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition**  
**Jefferson Planning District**, Amended through 10-20-2015  
**J2-Sleepy Hollow Community Planning Sector, Pages 23 – 28**

**AREA I**

**CHARACTER**

The Sleepy Hollow Community Planning Sector generally extends from the intersection of Arlington Boulevard (Route 50) and Sleepy Hollow Road, to Annandale Road on the west, and to the Holmes Run Stream Valley on the south. The northeastern portion of this sector, generally east of Aspen Lane (excluding existing residences) lies within the Seven Corners Community Business Center (CBC). Plan recommendations for the Seven Corners CBC are included in the Area I volume of the Comprehensive Plan, Baileys Planning District.

The remaining area is predominantly developed with low density residential uses, the exceptions being the commercial strip north of South Street and east of Annandale Road, and a small commercial strip on the east side of Annandale Road north of Tripps Run Stream Valley. A medium density residential townhouse development east of Aspen Lane provides a transition between the low density residential uses along Sleepy Hollow Road and the commercial uses in the Seven Corners CBC.

The sector is crossed by two major stream valleys, Tripps Run and Holmes Run, which flow into Lake Barcroft. Both stream valleys possess naturally broad floodplains. In addition to the need to control excessive stormwater runoff in these streams and into Lake Barcroft, Holmes Run can be used to provide linear pedestrian pathways throughout neighborhoods.

The Tripps and Holmes Run Stream Valleys are particularly sensitive for prehistoric resources. The Roundtree Park site is significant. Other heritage resources can be expected in the more dispersed neighborhoods. Victorian Farmhouse is a significant heritage resource listed in the

Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Jefferson Planning District Overview section, Figures 4 and 5.

## RECOMMENDATIONS

### Land Use

Figure 12 indicates the geographic location of land use recommendations for this sector.

3. The southeastern quadrant of Annandale Road and South Street is planned for low-rise neighborhood-serving office use up to .25 FAR with substantial buffering along the adjacent residential neighborhood. As an option, residential development at 5-8 dwelling units per acre with substantial buffering along Annandale Road and South Street may also be appropriate.

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition**  
**Public Facilities**, Amended through 3-4-2014, Pages 18 - 21

**POLICY PLAN**

## FIRE AND RESCUE

### INTRODUCTION

Fire and rescue stations in the county are located to provide maximum coverage based on a total response time of seven minutes, which is further defined as a five-minute travel response and two-minute preparation time from the time the emergency call is received. This response goal is critical to providing effective fire suppression as well as emergency medical services. Provision of service recognizes economical constraints and certain basic guidelines, however, increased requests for service and significant traffic volume create delays which may impede the attainment of this goal.

The county's adopted *Fire and Rescue Station Location Master Plan* assumes that stations can be located to enable a seven-minute response time to at least 95 percent of the county's population. This assumption was based on population and call volume projections that have been exceeded. If all projected stations in the Master Plan are built as planned, it is likely that the response time goal will be reached approximately 90 percent of the time. Therefore, a study of the placement of future infill stations needs to be undertaken.

The fundamental element in facility planning is determining future demand for emergency services, the methodology for which is defined in the *Fire and Rescue Station Location Master Plan*. While providing new facilities to meet the increasing demand is expected to be a primary focus for the Fire and Rescue Department, it is becoming apparent that existing facilities will require additions and rehabilitation to accommodate necessary emergency response equipment. Continued analysis of resource utilization may result in redeployment of equipment to heavier demand areas.

### Location

**Objective 20: Establish and maintain at a minimum, a seven-minute total response time coverage for fire and rescue emergencies to at least 95 per cent of the county's population. (See Figure 3.)**

Policy a. Plan, locate and construct new fire stations based on the standards and guidelines and when the following conditions are met:

- The projected service area of a new station has a population density of 1,000 persons per square mile;
- The projected service area is greater than two square miles;
- The projected service area is estimated to experience an activity level of 730 calls annually or an average of two per day; and
- Those service areas which are never expected to meet the population density or incident activity criteria due to land use restrictions should receive consideration for a mini (less than 9,500 square feet) fire station when they encompass eight square miles or more.

Policy b. Locate new fire and rescue stations at the most strategic point in a proposed service area to achieve a seven-minute total response time coverage to all points of the area and/or provide the most optimum service to that area based on the service area void map of the *Station Location Master Plan* and the locational criteria of the Plan to include the following:

- Locate stations close to intersections where there is no problem with highway access;
- Avoid hillside locations or locations at the bottom of hills when many responses must be made upgrade;
- Avoid locating stations directly on heavily traveled major arteries; rather, locate on a parallel street or cross street with a traffic signal with pre-emption capability at a nearby intersection for efficient egress/ingress;
- Locate stations on paved roads, preferably state-maintained with shoulders and a minimum of curves in the immediate vicinity of station access;
- Locate stations on relatively flat topography and provide the opportunity to buffer the station from adjoining properties;
- Locate stations on the side where the greatest hazard or higher incident activity exists, where there is either a man-made or natural obstacle such as a railroad or river; and
- Locate stations to minimize service area overlap and to provide coverage to areas not within five minutes of an existing station. When a new station is required to remove an existing service void and there is unavoidable overlap with other existing service area, the new station should be located so that any service overlap benefits the high risk/high density areas and alleviates the response requirements of other high activity areas.

Policy c. In addition to the regular review of fire station needs, plan and implement operational policies which enhance the ability of fire and emergency medical personnel to meet a seven-minute total response time from existing stations.

#### Character and Extent

**Objective 21: While adhering to constructing new full service fire stations of a minimum 14,000 square feet, all efforts should be made to construct new stations to be compatible with the surrounding community.**

Policy a. New fire stations should consider the following site/design guidelines:

- Be constructed on sites of approximately five acres;
- Be designed to be compatible with the character of the surrounding area.

#### Other

**Objective 22: Safeguard the county's investment and ensure appropriate positioning of the Fire and Rescue Department's specialized emergency response equipment.**



Policy a. Plan to establish a combined Police/Fire and Rescue boat docking facility in a location that allows for the immediate launching of boats along the coastal boundaries of Fairfax County.

**STAFF ANALYSIS:** See *Attachments B-E* for detailed discussion.

**Department of Planning and Zoning**

- Zoning Administration Division – Ordinance Administration **Attachment B**  
The subject property is zoned to the C-5, C-2 and R-1 Districts. The Zoning Administration Division (ZAD) reviewed the application and stated all applicable Zoning Ordinance requirements appear to be met.

**Department of Public Works and Environmental Services**

- Urban Forest Management Division **Attachment C**  
Based upon review of the comment response letter and the application 2232-M15-24 stamped as “Received by the Department of Planning & Zoning April 11, 2016,” all outstanding Urban Forest Management Division comments have been adequately addressed with this application and no new comments have been generated.
- Site Development and Inspections Division **Attachment D**  
Storm water management review comments have been adequately addressed. A minor site plan will be required to address site layout matters and water quality and quantity control information.

**Department of Transportation**

- Transportation Planning Section **Attachment E**  
The Fairfax County Department of Transportation reviewed the applications and stated that there appears to be no significant traffic impacts resulting from the proposed use for the site.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN**

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility, as amended, are substantially in accord with the adopted Comprehensive Plan.

**Location**

A temporary facility is proposed to house fire station operations while the outdated Jefferson Fire Station #18 is being replaced. Alternative sites were considered by the applicant in order to be consistent with the Comprehensive Plan guidelines recommending the placement of Fire and Rescue Stations. This site at the corner of Annandale Road and South Street was determined to best meet service requirements. The subject property is 1.2 miles from Jefferson Station, within the existing service area, and will continue to serve the same area.

**Character**

The proposed site for the temporary facility is undeveloped and wooded. Much of the existing vegetation will be preserved, especially between the proposed station and the residential properties to the east and south boundaries. This will serve as a buffer for the nearest residences. The total building area will be approximately 6,438 square feet comprised of a pre-manufactured modular building and a membrane over steel structure for the three apparatus bays. The character of the

temporary station will be compatible with the existing commercial and retail uses to the north and west of the site.

**Extent**

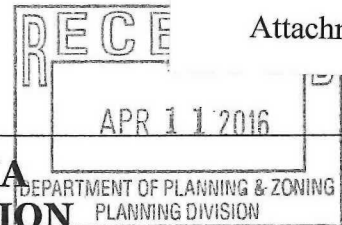
During operation of the temporary facility, the use of air horns or sirens in the immediate vicinity of the fire station will be kept to a minimum. Site lighting will be appropriately scaled to provide security to the facility. Vehicular trips generated by the fire station's emergency vehicles and staff will not adversely impact road capacity. No adverse impacts to traffic, visual character, noise, environment, and water quality are expected as part of the operation of the facility. Fairfax County has a ground lease for a period of 2 ½ years on the subject property for the temporary station. The County will have the option to renew the lease for up to 4 periods of 3 months each. After the permanent replacement fire station is completed and functioning the temporary site will be discontinued. Temporary structures will be dismantled and the site will be restored. Vehicular entrances to the site will be closed, and impervious areas such as the parking lot will be removed. The new sidewalks along Annandale Road and South Street will remain, as will the underground utilities. The site will be restored by tilling with topsoil and reseeding the area within the limits of construction. After restoration of the site the County's lease term with the land owner will expire. The proposal is consistent with Plan guidelines to identify facility requirements associated with level of need and by providing adequate maintenance of existing facilities.

**CONCLUSIONS AND RECOMMENDATIONS**

Staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services to construct a temporary facility during replacement of Jefferson Fire and Rescue Station #18, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application 2232-M15-24, substantially in accord with provisions of the adopted Comprehensive Plan.



**COUNTY OF FAIRFAX, VIRGINIA**  
**APPLICATION FOR DETERMINATION**  
**PURSUANT TO VIRGINIA CODE SECTION 15.2-2232**



\*\*\* This area to be completed by staff \*\*\*

**APPLICATION NUMBER** 2232-M15-24

Date application received \_\_\_\_\_ by \_\_\_\_\_

Date(s) Revised \_\_\_\_\_

Date application accepted \_\_\_\_\_ by \_\_\_\_\_

(Please Type or Clearly Print)

**PART I: APPLICATION SUMMARY**

**LOCATION OF PROPOSED USE**

Address 6637 South St., 6631 South St. & 3023 Annandale Rd.

City/Town Falls Church Zip Code 22042

Place Name (example: Dale High School) Jefferson Fire Station #18 Temporary Facility

Tax Map I.D. Number(s) 0504-21-0001, 0504-21-0002 & 0504-01-0005A

Fairfax County Supervisor District Mason

**APPLICANT(S)**

Name (Company or Agency) Department of Public Works and Environmental Services, Capital Facilities

Agent Name Allison Terzigni

(Note: Failure to notify County of a change in agent may result in application processing delays)

Agent's Mailing Address 12000 Government Center Parkway, Suite 449

City/Town Fairfax State VA Zip Code 22035

Telephone Number ( 703 ) 324-5165 Fax ( 703 ) 324-4365

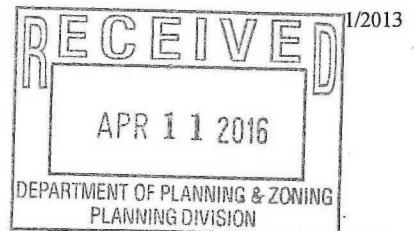
E-mail allison.terzigni@fairfaxcounty.gov

Secondary Contact Aaron Koch

Telephone Number ( 703 ) 324-5103 E-mail aaron.koch@fairfaxcounty.gov

**BRIEF DESCRIPTION OF PROPOSED USE**

Fairfax County Fire Station #18 temporary facility



Total Area of Subject Parcel(s) 1.2 acres  
Zoning District C-5 (Lots 1 & 5A) and C-2/R-1 (Lot 2)

Previous Zoning Approvals for all uses on site (proffered conditions, special permits, special exceptions, variances, development plans)  
None.

**PROPERTY OWNER(S) OF RECORD**

Owner SS Commercial, LLC

Street Address 106 S. Roosevelt St.

City/Town Falls Church State VA Zip Code 22042

Has property owner been contacted about this proposed use? ☒ YES ☐ NO

**SIGNATURE**

**The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning Ordinance requirements pertaining to this project shall be fulfilled.**

**In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify County staff of a change in agent, the application may be subject to processing delays.**

Signature of Applicant or Agent Allison M. Durnig

Date 4/7/16

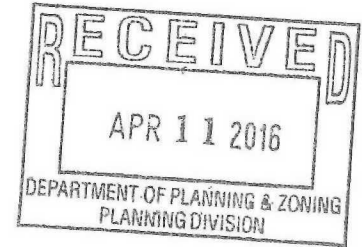
**Submit completed application to:**

**Chris Caperton, Chief, Facilities Planning Branch  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5507  
(703) 324-1380**



# County of Fairfax, Virginia

## MEMORANDUM



**DATE:** April 8, 2016

**TO:** Natalie Knight  
Department of Planning and Zoning

**FROM:** Allison Terzigni, Project Manager (AT)  
Building Design and Construction Division

**SUBJECT:** Jefferson Fire Station #18 Permanent Replacement Facility  
2232-M15-24

**REFERENCE:** 2232 Resubmission

Please find attached for your use and distribution the resubmission package addressing all comments and concerns submitted by your office on February 23, 2016. Please note that only the updated sections are incorporated with this resubmission. If the sections of the original submission dated December 11, 2015 did not need updating and are not included with this resubmission, it has been noted accordingly.

Please find the following items to support this resubmission:

- **Comment Response Letter**
- **Application Form**  
Revised to address 2/23/16 staff comments
- **Statement of Justification**  
Revised to address 2/23/16 staff comments
- **Site & Geometric Plan (Sheet # T-110) dated 4/1/16**  
**Revised Exhibit 3**-to decrease site footprint and incorporate changes to address 2/23/16 staff comments
- **Existing Vegetation Map with Tree Preservation Calculations (Sheet # TL-100) dated 4/1/16**  
**New Exhibit 6**-Incorporated to address Urban Forestry comments

If you need any additional information, please feel free to contact me directly at [allison.terzigni@fairfaxcounty.gov](mailto:allison.terzigni@fairfaxcounty.gov) or 703-324-5165. Thank you.

Attachments: As Stated

cc: Sharon Williams, ZED



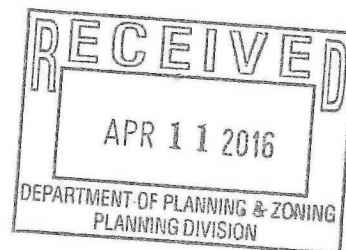


# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

April 8, 2016

Ms. Natalie Knight  
Fairfax County Department of Planning and Zoning  
Facilities Planning Branch  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035



Reference: Jefferson Fire Station #18 Temporary Facility  
2232-M15-24  
2232 Determination Resubmission-Comment Response Letter

Dear Ms. Knight,

We are in receipt of your comments dated February 23, 2016 and offer the following in response:

## **Planning (Natalie Knight)**

1. **Comment:** Please list 6637 South Street as the first address of the proposed facility on application page 1.

**Response:** Application was updated accordingly.

2. **Comment:** Add to application page 2 the Zoning District R-1.

**Response:** Application has been updated accordingly to reflect the newly C-2/R-1 zoning designation split of Lot 2. Also included in the memorandum from DPZ confirming this new zoning designation.

3. **Comment:** Consideration of a pre-emptive signal for efficient egress/ingress of the facility is recommended. If there will be no signal, provide details of a plan for control of traffic while emergency vehicles enter and exit the site.

**Response:** Although not warranted as the plans are further developed, consideration will be given as to the installation of a pre-emption signal at the intersection of Annandale and South Street. The revised plans do include traffic control "Do not block fire entrance" signs and painted stop bars on either side of the main fire entrance on South St.

4. **Comment:** Add to the statement of justification more detail of the removal of the temporary facility after the permanent station is complete and what state the temporary site will be returned to.

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Department of Public Works and Environmental Services

Building Design and Construction Division

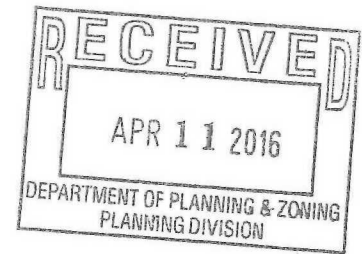
12000 Government Center Parkway, Suite 449

Fairfax, VA 22035-0052

Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365

[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





**Response:** The Statement of Justification has been revised.

**Wastewater Planning & Monitoring Division (Sharad Regmi)**

1. **Comment:** The existing 8" sanitary sewer at Holmes Run Road has adequate capacity to accommodate the sewage from the Proposed Fire and Rescue Station for the referenced application.

**Response:** Acknowledged

**Urban Forest Management Division (Nicholas Drunasky)**

1. **Comment:** The site is currently covered in forest vegetation, but this plan proposes to remove a majority of the forest vegetation for a temporary fire station while the new one is being constructed. The environmental section of the Statement of Justification states that "The temporary facility will be removed after the permanent facility has been constructed and is operational. The site will be returned to a similar state that existed prior to the temporary fire station," which is unclear since it will require a forest to be restored on a lot where the topsoil has been removed and replaced with impermeable materials. In addition, no notes or details have been provided that clarify how the forest vegetation proposed for removal will be restored, including how the impermeable pavement, gravel, and fill will be removed, tilled, and replaced to create a suitable planting soil.

**Recommendations:**

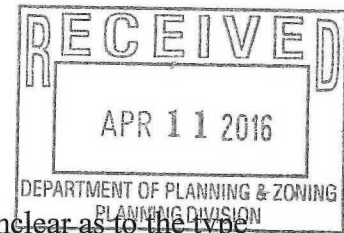
- a. The applicant should reduce the proposed limits of clearing and grading to only that necessary to construct the project in order to reduce the amount of forest vegetation being removed, which will reduce the amount of restoration necessary.
- b. A narrative should be provided detailing how the applicant plans to remove the proposed impermeable materials once the fire station structure is removed and to provide soil conditions suitable for survival of the proposed reforestation.
- c. The applicant should also clearly detail proposed reforestation planting to make up for the canopy loss that is proposed to be removed with this application and incorporate elements within PFM 12-0516.3 and PFM 6-1311.

**Response:** The Statement of Justification has been revised to include the details of the ultimate site conditions after the removal of the temporary fire station.

2. **Comment:** It is unclear what type of vegetation is present onsite since an existing vegetation map (EVM) has not been provided.

**Recommendation:** The applicant should provide an accurate EVM that depicts the location of any cover types identified in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance, Chapter 112, Article 13 and all elements of PFM 12-0506.

**Response:** An existing vegetation map (EVM) has been incorporated with this resubmission.



3. **Comment:** The adjacent uses are not shown on the plat, making it unclear as to the type of transitional screening that may be required.

**Recommendation:** All existing uses for parcels surrounding the property should be added to the plat so it can be verified as to the type of transitional screening and barriers may be required for the site.

**Response:** Adjacent uses are shown on the attached Site & Geometric Plan TC-110.

4. **Comment:** It appears that Transitional Screening Type II (35 feet wide) is required on the southern and eastern sides of the property based on the adjacent residential uses. However, the applicant has only acknowledged that it is required along the southern side of the site, and is requesting to reduce the width based on the justification that the use is oriented to minimize adverse impacts to the adjacent residential neighbor. The existing vegetation present cannot be reduced in width to less than 35 feet without providing supplemental planting to help increase the screening density in order to justify waiving the barrier requirement along the southern property line.

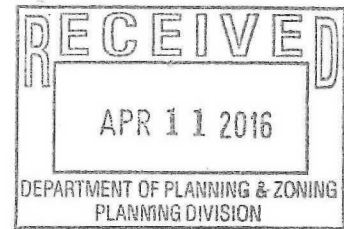
**Recommendation:**

- a. The uses and zoning of all the surrounding parcels should be added to the plan.
- b. If Transitional Screening Type II (35 feet wide) is going to be modified to utilize existing vegetation for the southern and eastern side of the site in accordance with 13-302 of the Zoning Ordinance, site specific justifications should be provided that would support this request to utilize existing vegetation along with providing some supplemental vegetation as may be necessary.
- c. The applicant should demonstrate how the Type II Transitional Screening requirement will be met as required by the zoning ordinance such that the following is provided:
  - i. A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten year canopy of 75% or greater;
  - ii. A mixture of trees consisting of at least 70% evergreen trees, and consisting of no more than 35% of any single species of evergreen or deciduous tree; and
  - iii. A mixture of predominately medium evergreen shrubs at a rate of three shrubs for every 10 linear feet for the length of the transition yard area.

**Response:** The site plan has been revised to minimize the development and maximize the transitional screening landscape buffer on the both the south and east sides of the site adjacent to the residential properties.

5. **Comment:** The applicant is proposing to waive the barrier requirement along the south and eastern sides of the site, but no justification has been provided on the application.

**Recommendation:** If it is desired to waive the barrier requirement, the applicant should provide the proper justification from the §13-305 of the Zoning Ordinance, along with an explanation for why it is not being provided.



**Response:** This revision was specifically designed to minimize adverse impacts on adjacent residential properties by minimizing the development footprint and maximizing the transitional screening landscape buffers on the both the south and east sides of the site.. On a portion of the southern property boundary, due to programmatic requires of the public use, we were only able to achieve a 35 foot transitional screening buffer which would require a screening barrier. With this application, we are requesting the barrier be waived for the proposed public use since the site has been specifically designed to minimize adverse impacts and the project is temporary.

6. **Comment:** It is unclear how the site may be landscaped since no landscape plan has been provided.

**Recommendation:** A landscape plan should be submitted that depicts using a key and symbol the different categories of trees and shrubs, their size, quantity, and 10-year canopy cover that will be provided. It should be noted on the plan that a variety of suitable native and desirable trees and shrubs will be provided throughout the site with the site plan.

**Response:** The Statement of Justification has been revised to explain the use of the existing vegetation as a natural buffer on the south and east property boundaries, where over 75% of tree canopy coverage is able to be maintained.

7. **Comment:** It is unclear how interior parking lot landscaping requirements will be met.

**Recommendation:** Interior parking lot landscaping tabulations should be provided, along with depicting with a key and symbol areas of the parking lot being counted in the tabulation and trees used to meet the requirement in accordance with ZO 13-201 and PFM 12-0514.

**Response:** Not applicable to this project, since we are proposing less than 20 parking spaces.

8. **Comment:** It is unclear how the peripheral parking lot landscaping will be met along the western and northern sides of the site.

**Recommendation:** The applicant should provide tabulations and landscaping to depict the property that abuts the right-of-way along the northern and western sides of the site will met peripheral parking lot landscaping requirements in accordance with ZO 13-202.

**Response:** Not applicable to this project, since we are proposing less than 20 parking spaces.

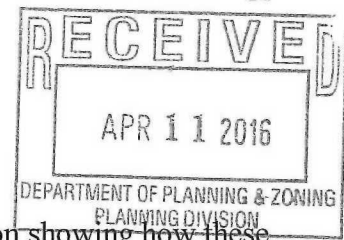
9. **Comment:** It is unclear how all the requirements of the Tree Conservation Plan will be met for the site. The PFM clearly states that a Tree Conservation Plan shall be required when land disturbance has the potential to destroy or degrade onsite trees.

**Recommendation:** All elements required by a Tree Conservation Plan, will be required with

**Jefferson Fire Station – 2232 Determination Resubmission**

**2232-M15-24**

Page 5 of 7



submission of the site plan. Details should be added to this application showing how these elements will be met for the site. (PFM 12-0501)

**Response:** An existing vegetation map (EVM) has been incorporated with this resubmission, which also includes the details and calculations on tree preservation.

**Fairfax County Water Authority (Gregory J. Prelewicz)**

1. **Comment:** The property can be served by Fairfax Water.

**Response:** Acknowledged

2. **Comment:** Adequate domestic water service is available at the site from existing 8-inch water main located in Annandale Road and existing 6-inch located in South Street.

**Response:** Acknowledged

3. **Comment:** Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

**Response:** Acknowledged and will be addressed in site plan design.

**Site Development & Inspections Division (Mohan Bastakoti)**

1. **Comment:** Chesapeake Bay Preservation Ordinance (CBPO) - There are no Resource Protection Areas on the site.

**Response:** Acknowledged

2. **Comment:** Floodplain - There are no regulated floodplains on the site.

**Response:** Acknowledged

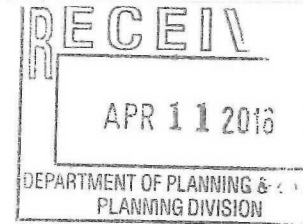
3. **Comment:** Downstream Drainage Complaints - There are no current downstream drainage complaints on file.

**Response:** Acknowledged

4. **Comment:** Stormwater Detention, Channel Protection and Flood Protection - The application indicates that onsite detention exception will be submitted. Onsite Stormwater detention shall be required unless waived by the Director. SWMO 124-4-4(D). Channel protection and flood protection shall be achieved in accordance with Chapter 124-4-4.

**Response:** A deviation/waiver is to be requested through the minor site plan review process.





5. **Comment:** Water Quality Control - The submitted application does not mention anything about the proposed post development water quality measures, disturbed area or impervious areas. Post development water quality control shall be required per Chapter 124-4-3.

**Response:** The Statement of Justification has been revised to address water quality for the temporary facility through the purchase of nutrient credits.

6. **Comment:** Downstream Drainage System - No outfall narrative or detail have been provided to demonstrate how the PFM requirement of adequate outfall is met. The downstream drainage system shall be analyzed to demonstrate the adequacy of the system. PFM 6-0203.1.

**Response:** Appropriate computations and narratives for the adequate outfall analysis will be included with the minor site plan review and approval, separately submitted to DPWES/Land Development Services (LDS).

**Fairfax County Department of Transportation (Leonard Wolfenstein)**

1. **Comment:** There are no planned road improvements on Annandale Road, South Street or Holmes Run Road shown on the Fairfax County Transportation Plan Map.

**Response:** Acknowledged

2. **Comment:** The temporary use of the site as a fire station should not preclude the future installation of bicycle and trail facilities recommended in the Bicycle Master Plan and Trail Master Plan.

**Response:** A five foot permanent concrete sidewalk will be constructed along the perimeter of the site bordering Annandale and South Street and will remain at the conclusion of the temporary fire station project as required by the County's Bike and Trail Master Plan.

3. **Comment:** There are no bus stops located on the site; however, pedestrian access should be preserved during the construction process to ensure that transit users can safely walk to bus stops on Annandale Road to the north and south of the site.

**Response:** A statement will be included on the minor site plan to provide safe and unobstructed pedestrian path throughout construction of the project.

4. **Comment:** Measures should be taken to ensure that pedestrian access is maintained throughout the construction process, especially on Annandale Road, and that replacement facilities meet or exceed Americans with Disability Act (ADA) standards.

**Response:** Comment acknowledged and will be incorporated with the minor site plan submission.

**Jefferson Fire Station – 2232 Determination Resubmission  
2232-M15-24**

Page 7 of 7



5. **Comment:** Consideration should be given to the installation of fire pre-emption at the signalized intersection of Annandale Road and South Street during the period the site is used as a temporary fire station.

**Response:** Although not warranted, consideration will be given as to the installation of a pre-emption signal at the intersection of Annandale and South Street as the plan is further developed.

**Park Authority (Sandy Stallman)**

1. **Comment:** Staff has determined that the application bears no adverse impact on the land, resources, facilities or service levels of Park Authority.

**Response:** Acknowledged

**Fairfax County Fire Prevention-Plan Review (Sandra Ward)**

1. **Comment:** Construction of buildings and structures shall require full compliance with fire protection and access requirements listed in the Statewide Building Code, the Fairfax County Public Facilities Manual and the Statewide Fire Prevention Code as amended by Fairfax County including all fire lane markings. Plans and submittals have been retained by FMO for filing.

**Response:** Acknowledged

**Virginia Department of Transportation (Paul Kraucunas)**

1. **Comment:** VDOT has reviewed this application and has objection to its approval.

**Response:** Acknowledged

We trust that the above responses adequately address your comments. Please contact me if you should need further information.

Sincerely,

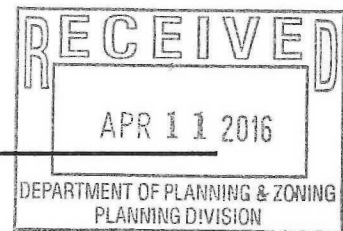
A handwritten signature in cursive script, appearing to read "Allison Terzigni".

Allison Terzigni, Project Manager  
Building Design and Construction Division

cc: Sharon Williams, ZED



# County of Fairfax, Virginia



**DATE:** March 8, 2016

**TO:** Allison Terzigni  
Department of Public Works and Environmental Services

**FROM:** Natalie Knight, Planner I  
Department of Planning and Zoning

**SUBJECT:** 2232-M15-24  
6631 South Street  
50-4 ((21)) 1, 2 & 5A  
**Mason District**

Below please find comments from the Zoning Administration Division regarding the temporary fire station. Please contact me or Andrew Hushour with any questions.

2232-M15-24

Department of Public Works & Environmental Services, Capital Facilities – Construction of new +6,700 square foot Jefferson Fire Station, as a temporary facility.

6631 South Street

Tax Map Ref.: 50-4 ((21)) 1, 2 & 5A

Zoning District: C-5 (Lots 1 and 5A) and C-2/R-1 (Lot 2).

Comments: The proposed use is deemed to be a public use, which is permitted by-right in the C-5, C-2 and R-1 Districts. It appears to meet all applicable Zoning Ordinance requirements with respect to use and bulk regulations. Site plan approval will be required, to address all site layout matters, such as parking, lighting, landscaping/screening, etc.

ZED: None applicable.

Prepared by: Andrew Hushour – 3/7/2016

**From:** Hushour, Andrew

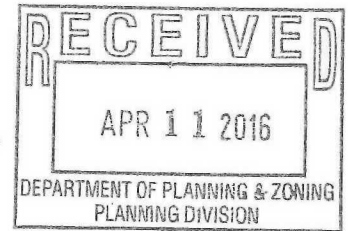
**Sent:** Tuesday, March 08, 2016 9:49 AM

**To:** Knight, Natalie

**Subject:** Re: 2232-M15-24; DPWES - Capital Facilities; 6631 South Street

The zoning district lines on the most recent plat appear to be accurate, as compared to the DTA and GIS data. With respect to lot lines, as long as the parcels are developed together under a unified site plan and building permit, the internal lines can be ignored. They are still legal lots of record but will be treated as a single parcel for purposes of zoning.

**Section 15.2-2232 Review (2232-M15-24)**  
**Jefferson Fire Station #18 Temporary Facility**  
**Project Number 312/FS-000010-001**



April 8, 2016

**PART I: APPLICATION SUMMARY**

Application is included and attached hereto.

**A. AGENCY SUBMITTING THE APPLICATION:**

Department of Public Works and Environmental Services  
Capital Facilities, Building Design Branch  
12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0052

**Contact Person:**

Allison Terzigni, Project Manager  
703-324-5165 (direct)  
allison.terzigni@fairfaxcounty.gov

**B. LOCATION AND DESCRIPTION OF THE PROPERTY:**

Street Address: 6637 South Street, Falls Church, VA  
Property ID: Tax Map Parcels 504-21-0001, 504-21-0002, 504-01-0005A,  
Magisterial District: Mason District  
Planning Area: I  
Planning District: Jefferson Planning District, Sector J2-Sleepy Hollow

**Description of Property:**

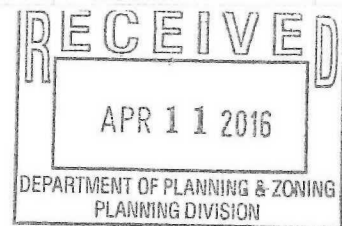
The Temporary Station site is located on the south side of Arlington Blvd (Rt. 50) at the corner of Annandale and South Street. The site consists of three contiguous undeveloped and wooded parcels totaling approximately 1.2 acres, where Lots 1 and 5A are zoned commercial and Lot 2 has a commercial/residential split zoning. The site is located within Jefferson's "First Due" response area. The temporary station will be a one-story building structure comprised of pre-manufactured modular buildings and membrane tents and are planned to be located towards the front (northern end) of the site, to maintain as much of the natural vegetation as possible. The site is bounded to the north by South Street and commercial properties, to the east and south by residential properties, and to the west by Annandale Road and commercial properties.

**PART II: STATEMENT OF JUSTIFICATION**

**A. DESCRIPTION OF THE PROPOSED USE:**

**1. Project Description:**

The use for this facility is Public Use. The facility will house the temporary Jefferson Fire Station in the interim while the permanent station is under construction. The proposed temporary fire station will be a one-story building structure comprised of a pre-manufactured modular building for the living quarters and office spaces, and a membrane over steel structure for the 3



**Jefferson Fire Station-  
2232 –M15-24**

Page 2

apparatus bays. The total building area will be approximately 6,438 SF. It is anticipated to retrofit the temporary trailers and membrane structures that are currently being used as the Herndon Fire Station's temporary station. It is anticipated that one additional membrane structure will be required to house the increased programmatic requirements of the temporary Jefferson Fire Station. There are 3 shifts (A, B, C) that have alternating schedules during the week. The Fire Station operations will be 24 hours per day, 7 days per week.

Jefferson Station will require a total 10 bunks and 3 apparatus bays to accommodate the approximately 10 staff members on average housed at the facility on a daily basis. Additionally, there will be a need for approximately 17 parking spaces.

The façade of the pre-manufactured modular building will be comprised of cementitious siding with a relatively flat roof, and the membrane tents will be comprised of a stretch fabric material over a steel frame with a sloped roof. Ramps, stairs, and railings to the building will be constructed of aluminum and/or wood.

Once the permanent fire station is operational, the Fire and Rescue services from the temporary site will move out, the temporary structures will be dismantled and the temporary site will be restored. The ultimate site conditions would include the closure of all vehicular entrances to the site, removal of all impervious areas with the exception of the new permanent sidewalks along Annandale and South Street. All permanent underground utilities will remain, including the new storm lines, and the site will be restored by tilling with topsoil and reseeding within the original construction limits of the project. After the site is restored, the County's lease term will expire. Any future permanent development plans for the site would be separately coordinated and submitted by the land owner.

**2. Area to be served by proposed use:**

The Jefferson Station area being served by the existing fire station will continue to be served by the temporary facility.

**3. Maintenance requirements and frequency:**

Facility and equipment repairs and routine grounds maintenance will be provided.

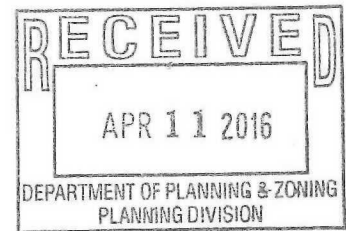
**B. REQUIREMENT FOR PROPOSED USE:**

**1. Why the new/expanded facility is needed:**

The existing fire station was constructed in 1953 and is over 60 years old. The building is inadequate in size, is outdated and has not received any major upgrades since it was originally constructed, thus requiring upgrades and increased maintenance to meet current standards.

A new facility will provide the station the flexibility to meet the projected future growth of the area. By the passing of the 2012 Public Safety Bond Referendum, the citizens recognized the need for a replacement facility to serve their future needs.





Additionally, the fire station design requirements have changed since this station was constructed, and additional considerations are required for compliance with health and safety standards. The increase in female firefighters in the fire department has resulted in the need for facilities that can accommodate appropriate bunkrooms and locker facilities.

In order to maintain emergency fire services at all times, an off- site temporary fire station will be located at 6637 South Street, Falls Church to house the station operations while the new replacement station is being constructed.

**2. Why the proposed location is the best location for the proposed use:**

The temporary site was selected because of the 16 alternative locations considered; it met all the site requirements as well as being located within the Station's first response area. There will be no disruptions to emergency services to the Jefferson area with the temporary relocation of the station.

**3. Why the proposed location and type of facility is the least disruptive alternative:**

All other potential alternatives considered could not accommodate the Jefferson Temporary Fire Station's program requirements or the other sites were located in the middle of a residential areas not conveniently located to a major arterial roadway. Of all the potential alternatives, the best alternative was the Eakin Properties site which is located on the fringe of commercial development and conveniently located near Rt. 50, which is the major route used by the Jefferson Station to respond to emergency calls. This location is also only temporary for the time frame in which it takes to construct the new station.

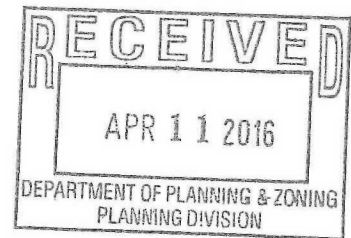
**C. ANTICIPATED IMPACTS/MITIGATION:**

**1. Visual impacts:**

The proposed temporary fire station will be a one-story building structure comprised of a pre-manufactured modular building for the living quarters and office spaces, and a membrane over steel structure for the 3 apparatus bays. The total building area will be approximately 6,438 SF. The temporary building will be located towards the northwest corner of the site, so to maintain as much of the natural vegetation buffer between the residential properties to its east and south boundaries.

**2. Noise and light impacts:**

Since the site is currently undeveloped, there will be a change in the noise that is generated. To mitigate the noise generated by the fire response vehicles, appropriate setbacks and buffers will be provided in accordance with the Zoning Ordinance requirements. There will be no exterior speakers on the buildings, and the use of vehicle-mounted air horns/sirens in the immediate vicinity of the fire station will be minimized to the extent possible. All sight lighting will be designed to comply with Zoning Ordinances requirements, and appropriately scaled for the



facility to provide security.

**3a. Air quality:**

No change in air quality is anticipated.

**3b. Water quantity and quality:**

In accordance with the County's Public Facility Manual (PFM) requirements, erosion and sediment control measures will be installed prior to the start of construction to manage stormwater runoff during construction activities. Appropriate computations and narratives for the adequate outfall analysis will be included in the development plans per the PFM requirements for DPWES/Land Development Services (LDS) site plan review and approval; however, because the use is temporary, the following stormwater design waiver is requested as noted below:

- Stormwater Detention (County Code Chapter 124 Article 4-4D)

The stormwater detention waiver is requested after coordination with Fairfax County Land Development Services. As agreed, the minor site plan application will demonstrate stormwater quantity compliance with the recent stormwater management regulation changes by obtaining a stormwater detention waiver and providing computations for adequate downstream storm sewer capacity to Tripps Run.

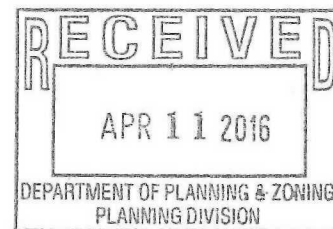
Onsite best management practices (BMP) were considered to address stormwater quality regulations, but the BMP facilities were cost prohibitive for this temporary site due to expenses including water main relocation, ongoing maintenance costs, and removal. In lieu of an onsite BMP, purchasing nutrient credits would be an acceptable alternative and would require a one-time capital cost. As the minor site plan is processed through Fairfax County Land Development Services, the minor site plan will include the nutrient credit purchase prior to issuing the site permit.

Through purchasing nutrient credits, obtaining a stormwater detention waiver, and demonstrating there is adequate downstream storm sewer capacity, the minor site plan application will show the project is in full compliance with Fairfax County's Stormwater Management Ordinance.

**4. Environmental:**

The application is in general conformance with County Codes and Regulations. However, because the use is temporary, the following additional waivers are requested:

- Transitional Screening (ZO 13-305.14): "Transitional screening and barriers may be waived or modified for any public use when such use has been specifically designed to minimize adverse impacts on adjacent properties". We are requesting a reduction of the screening requirement from 35 feet and a waiver of the barrier requirement, considering this public use is oriented to minimize adverse impacts to the adjacent residential



neighbors and the existing tree canopy will be used as the buffer.

With the latest revision to the site plan to further address the concerns of Urban Forestry and maximize the landscape buffers, we were able to maintain a 35 foot natural vegetation buffer on the south side of the site and approximately 170 feet of natural vegetation buffer on the east side of the site adjacent to the residential properties. However, we are still requesting the barrier be waived on the south side, due to the temporary nature of the development and since the public use temporary fire station has been designed to minimize adverse effects on the adjacent residential properties.

By maintaining the existing vegetation to the extent possible on the south property boundary, the natural vegetation being preserved would exceed the canopy requirements within the transitional landscape buffer area. Even with the construction limits of disturbance encroaching within a small portion of the south 35 foot buffer area, we are able to maintain over 75% tree canopy coverage at 10 years as shown in the calculations below:

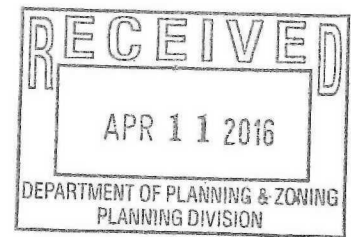
South Transitional screening buffer = 10500 sf = 35 x 300 FT  
South Boundary Canopy required within buffer = 7875 sf = 75%  
South Boundary Canopy preserved within buffer = 9060 sf = 85%

Once the permanent fire station is operational, the Fire and Rescue services from the temporary site will move out, the temporary structures will be dismantled and the temporary site will be restored. The ultimate site conditions would include the closure of all vehicular entrances to the site, removal of all impervious areas with the exception of the new permanent sidewalks along Annandale and South Street. All permanent underground utilities will remain, including the new storm lines, and the site will be restored by tilling with topsoil and reseeded within the original construction limits of the project.

### **5. Transportation:**

Since the site is currently undeveloped, the temporary Fire Station will have new accesses on Annandale and South Street that currently do not exist today. The location of these entrances have been reviewed and coordinated with VDOT and Fairfax DOT. At the conclusion of the temporary use, these temporary vehicular entrances will be closed. However, the five foot permanent concrete sidewalk constructed along the perimeter of the site bordering Annandale and South Street and will remain as required by the County's Bike and Trail Master Plan.

Due to the temporary nature of the proposed fire station use, and the insignificant amount of additional trips generated by the fire station's emergency vehicles, a detailed traffic impact analysis was not warranted in accordance with VDOT's Traffic Impact Analysis, Chapter 527 Regulations and Fairfax County's PFM. Although not required, a traffic memorandum was prepared and can be submitted under a separate cover.



Additionally, consideration will be given as to the installation of a pre-emption signal at the intersection of Annandale and South Street as the plan is further developed. The updated plans provided with this resubmission include traffic control "Do not block fire entrance" signs on either side of the main fire entrance on South Street.

All traffic items will be evaluated as the site is further developed.

**D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS**

**1. Comprehensive Plan policies and guidelines that directly support the proposal:**

The use of a Public Facility is in general conformance with Fairfax County Comprehensive Plan.

**2. Relevant Stands/Criteria supporting the facility and location:**

The use of a Public Facility is in general conformance with Fairfax County Comprehensive Plan. The site is located on the fringe of commercial development and conveniently located near Rt. 50, which is the major route used by the Jefferson Station to respond to emergency calls. This location is also only temporary for the time frame in which it takes to construct the new station.

**E. ALTERNATIVE SITE CONSIDERED FOR THIS USE:**

A total of 16 alternative locations were considered during the site selection process. Of the group, only 4 locations were considered as potential sites (please reference Exhibit 1 (as provided in the 12/11/15 submission) for the list of all sites considered). The potential sites were further evaluated and narrowed down to a preferred site which is located at the corner of Annandale and South Street, just south of Route 50 and within the First Due area for which Jefferson Fire Station serves.

**PART III: SUPPORTING MATERIALS AND INFORMATION**

**A. PROPERTY IDENTIFICATION MAP AT 1"= 500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE:**

Exhibit 2- Vicinity Map (included in the 12/11/15 submission)

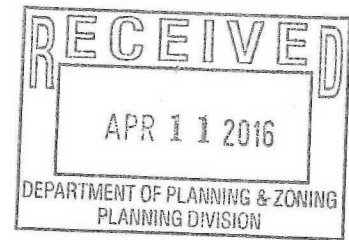
**B. PROPOSED FACILITY PLAN (AT A SCALE OF 1"= NO MORE THAN 50'):**

Exhibit 3-Site Plan (revised and incorporated with this resubmission)

**C. PHOTOGRAPHS OF SITE:**

Exhibit 4- Existing Site (included in the 12/11/15 submission)

Exhibit 5- Proposed Building Photos (included in the 12/11/15 submission)



**D. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232  
REVIEW COORDINATOR:**

Exhibit 6-Exiting Vegetation Map (EVM) (incorporated with this resubmission)

This 2232 application is being processed concurrently with RZ-2015-MA-018 and SP-XXX for the Jefferson Station permanent facility. Fairfax County has a ground lease on the property that is the subject of this application. Eakin Properties c/o SS Commercial LLC is the current land owner and has agreed to the lease its property for the temporary fire station, per a Ground Lease Agreement as entered into on September 25, 2015. Fairfax County has the rights to develop the land for its need for a temporary fire station. The lease will be for a period of 2 ½ years and will commence the later of September 1, 2016 or a later date when the County has received all necessary governmental approvals and permits. The County will have the option to renew the lease for up to 4 periods of 3 months each. Schematic plans and pictures of the temporary facility are contained herein. The facility will be temporary for only the time frame necessary to construct the new facility at 3101 Hodge Place and the modular buildings and structured membrane will be removed once the new station is operational.

**Any changes to the information contained herein, which results from ongoing coordination with citizen's groups and Fairfax County review agencies will be forwarded to the Department of Planning and Zoning as soon as possible.**

## **Exhibit 1**

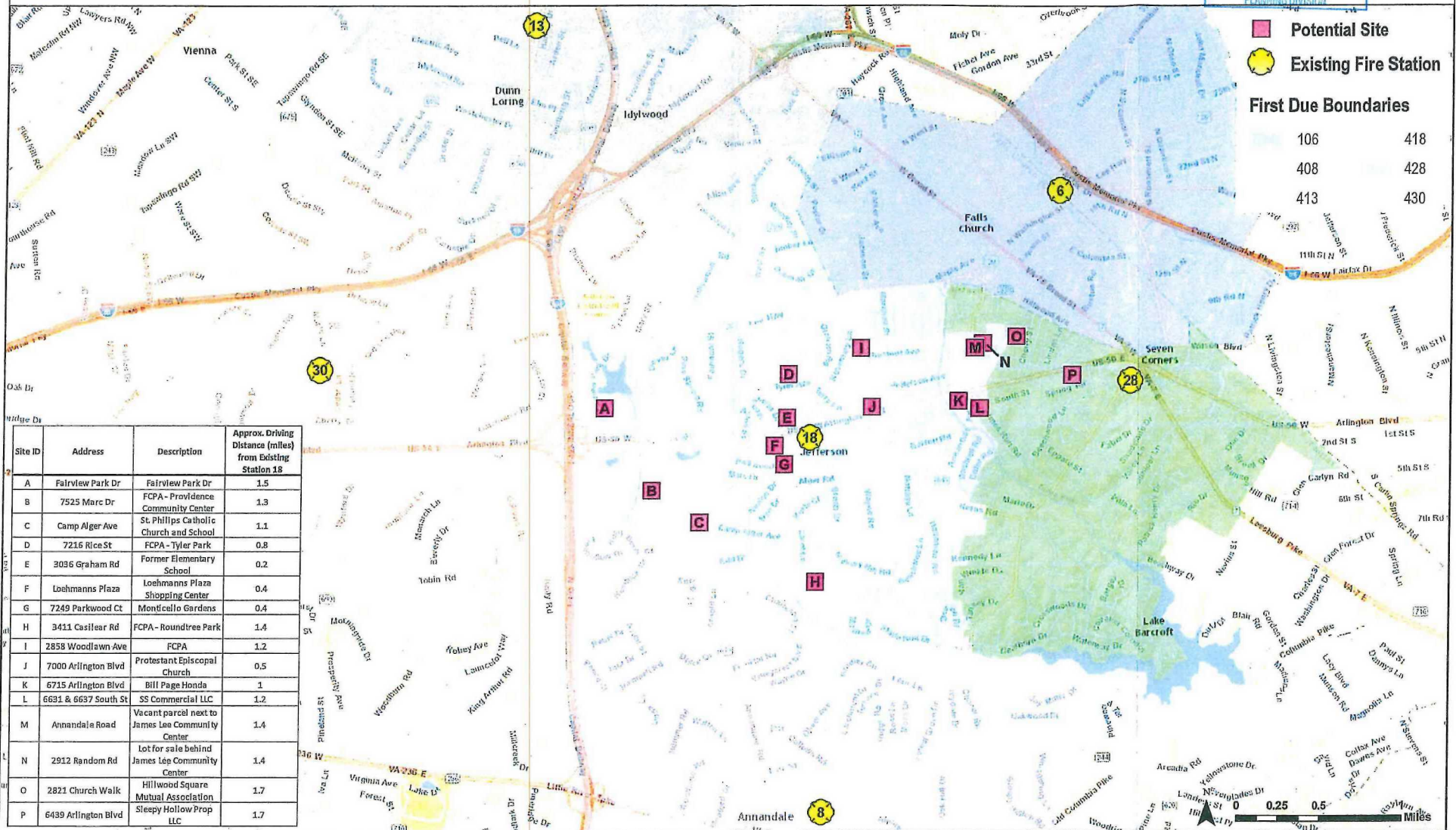




# Potential Sites for Temporary Relocation of Station 18



- Potential Site** (pink square)  
**Existing Fire Station** (yellow circle)  
**First Due Boundaries**
- |     |     |
|-----|-----|
| 106 | 418 |
| 408 | 428 |
| 413 | 430 |



Site ID	Address	Description	Approx. Driving Distance (miles) from Existing Station 18
A	Fairview Park Dr	Fairview Park Dr	1.5
B	7525 Marc Dr	FCPA - Providence Community Center	1.3
C	Camp Alger Ave	St. Phillips Catholic Church and School	1.1
D	7216 Rice St	FCPA - Tyler Park	0.8
E	3036 Graham Rd	Former Elementary School	0.2
F	Loehmanns Plaza	Loehmanns Plaza Shopping Center	0.4
G	7249 Parkwood Ct	Monticello Gardens	0.4
H	3411 Castlear Rd	FCPA - Roundtree Park	1.4
I	2858 Woodlawn Ave	FCPA	1.2
J	7000 Arlington Blvd	Protestant Episcopal Church	0.5
K	6715 Arlington Blvd	Bill Page Honda	1
L	6631 & 6637 South St	SS Commercial LLC	1.2
M	Annapdale Road	Vacant parcel next to James Lee Community Center	1.4
N	2912 Random Rd	Lot for sale behind James Lee Community Center	1.4
O	2821 Church Walk	Hillwood Square Mutual Association	1.7
P	6439 Arlington Blvd	Steeply Hollow Prop LLC	1.7



**Fairfax County Fire and Rescue Department  
Potential Sites for Temporary Relocation of  
Jefferson Fire Station 18**

Site ID	Address	Description	Miles from Fire Station 18	Status of potential site for Temporary Fire Station
A	2940 & 2960 Fairview Park Drive	Multiple vacant sites along Fairview Park Drive	1.5	Property owner declined providing site for temporary fire station
B	7525 Marc Drive	FCPA - Providence Community Center	1.3	Access not good for FRD
C	Camp Alger Avenue	Saint Phillips Catholic Church and School	1.1	Not enough open space
D	7216 Rice Street	FCPA - Tyler Park	.8	Poor access - in middle of residential neighborhood
E	3036 Graham Road	Former Elementary School	.2	Access not good for FRD
F	Loehmans Plaza	Loehmans Plaza Shopping Center	.4	Property owner declined providing site for temporary fire station
G	7249 Parkwood Court	Monticello Gardens Apartments	.4	No open space
H	3411 Casilear Road	FCPA - Roundtree Park	1.4	Potential site
I	2858 Woodlawn Road	FCPA	1.2	Poor street access - in middle of residential neighborhood
J	7000 Arlington Blvd.	Protestant Episcopal Church	.5	Site grading too steep
K	6715 Arlington Blvd.	Bill Page Honda	1.0	Property owner declined providing site for temporary fire station
L	6631 and 6637 South Street and 3023 Annandale Road	Eakin Properties, Inc.	1.2	Potential site
M	Annandale Road	BOS 0.5 acre parcel adjacent to James Lee Community Center	1.4	Potential site
N	2912 Random Road	Lot for sale behind James Lee Community Center	1.4	Potential site
O	2821 Church Walk	Hillwood Square Mutual Association	1.7	Site too close to Seven Corners Fire Station 28
P	6439 Arlington Blvd.	Sleepy Hollow Property LLC	1.7	Site too close to Seven Corners Fire Station 28

## **Exhibit 2**

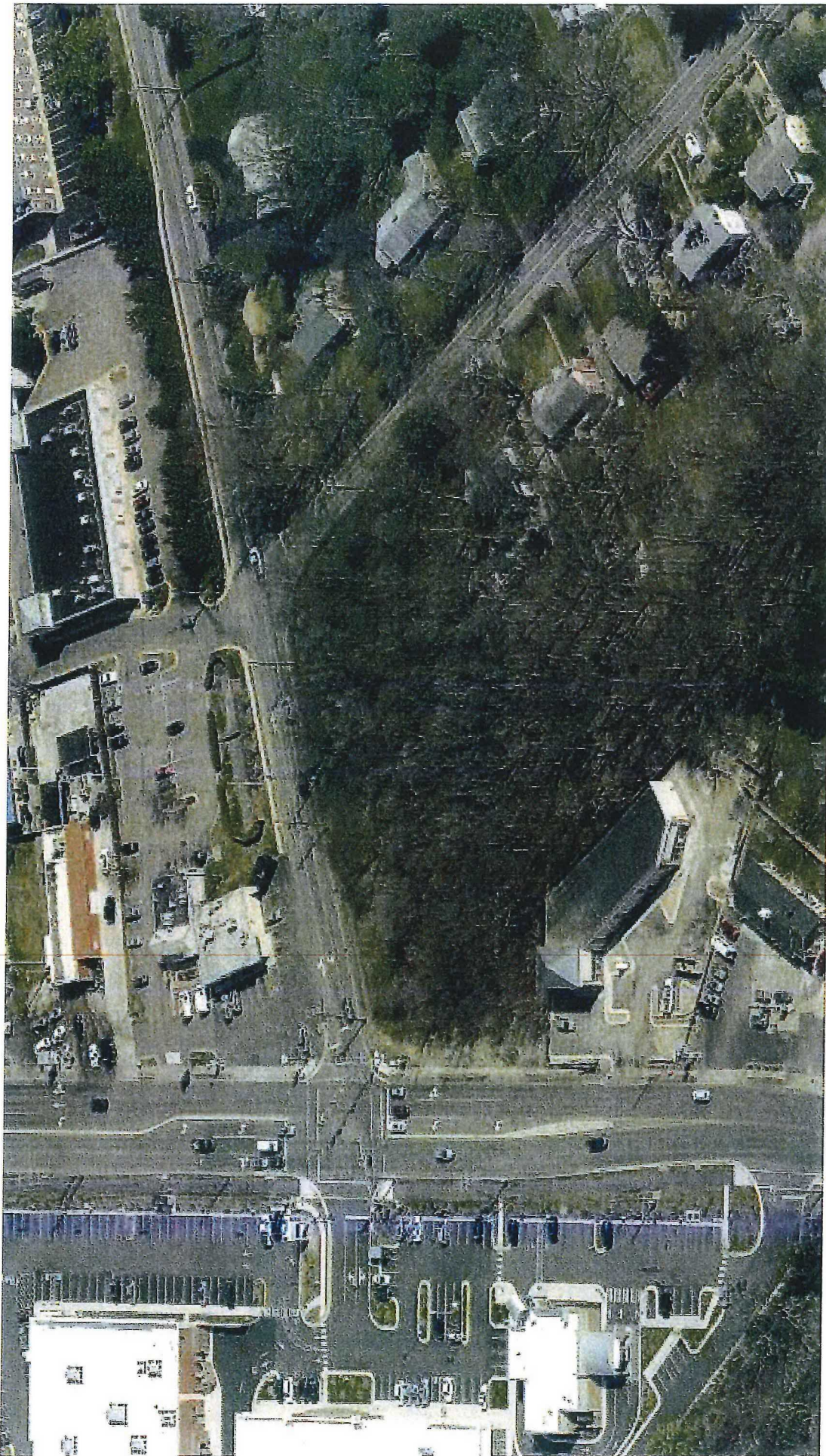
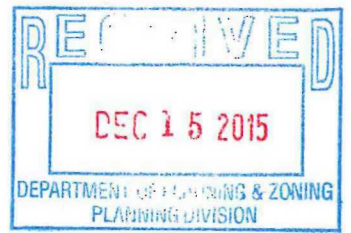




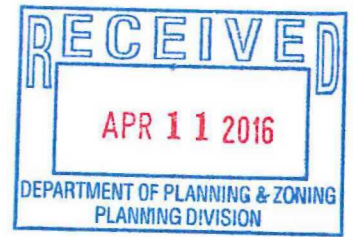
1"=500'

Jefferson Fire Station Temporary Facility Map









# **Exhibit 3**

## **Revised**

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## **Exhibit 4**





Figure 1: Corner of Annandale & South St



Figure 2: Looking south at the corner of the site (corner of Annandale & South St)

Jefferson Fire Station Temporary Location  
Eakin Property Corner of Annandale Rd & South St

Pictures Taken: 5/4/15

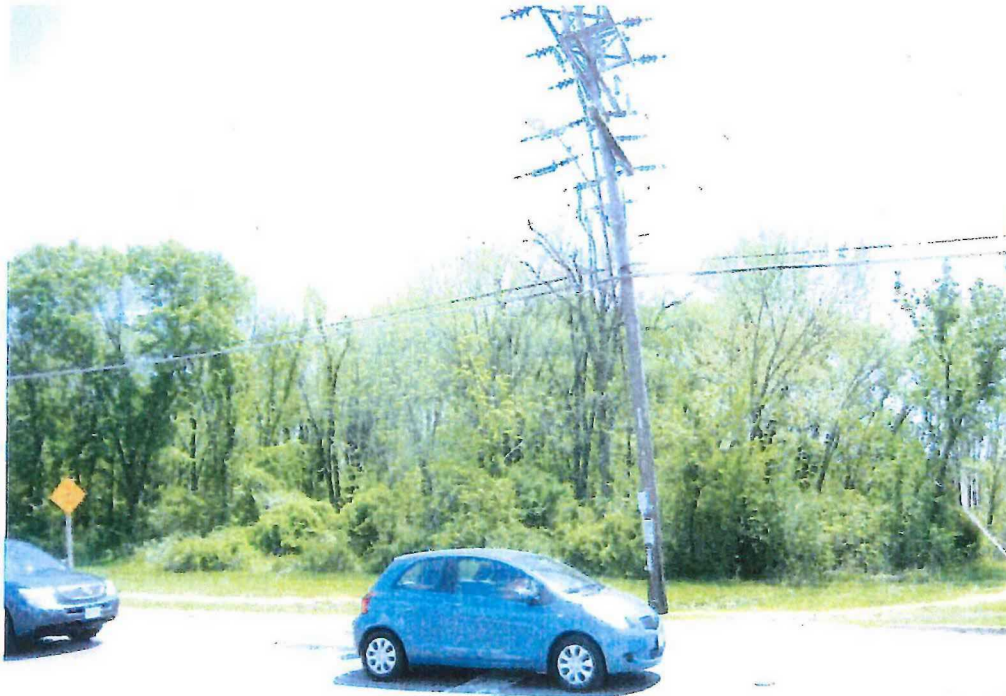


Figure 3: Site north property boundary



Figure 4: Site north property boundary





Figure 5: Site north property boundary



Figure 6: Looking south along the property's west boundary adjacent to Annandale



Figure 7: Looking north along property's west property boundary adjacent to Annandale





Figure 8: Another view looking north

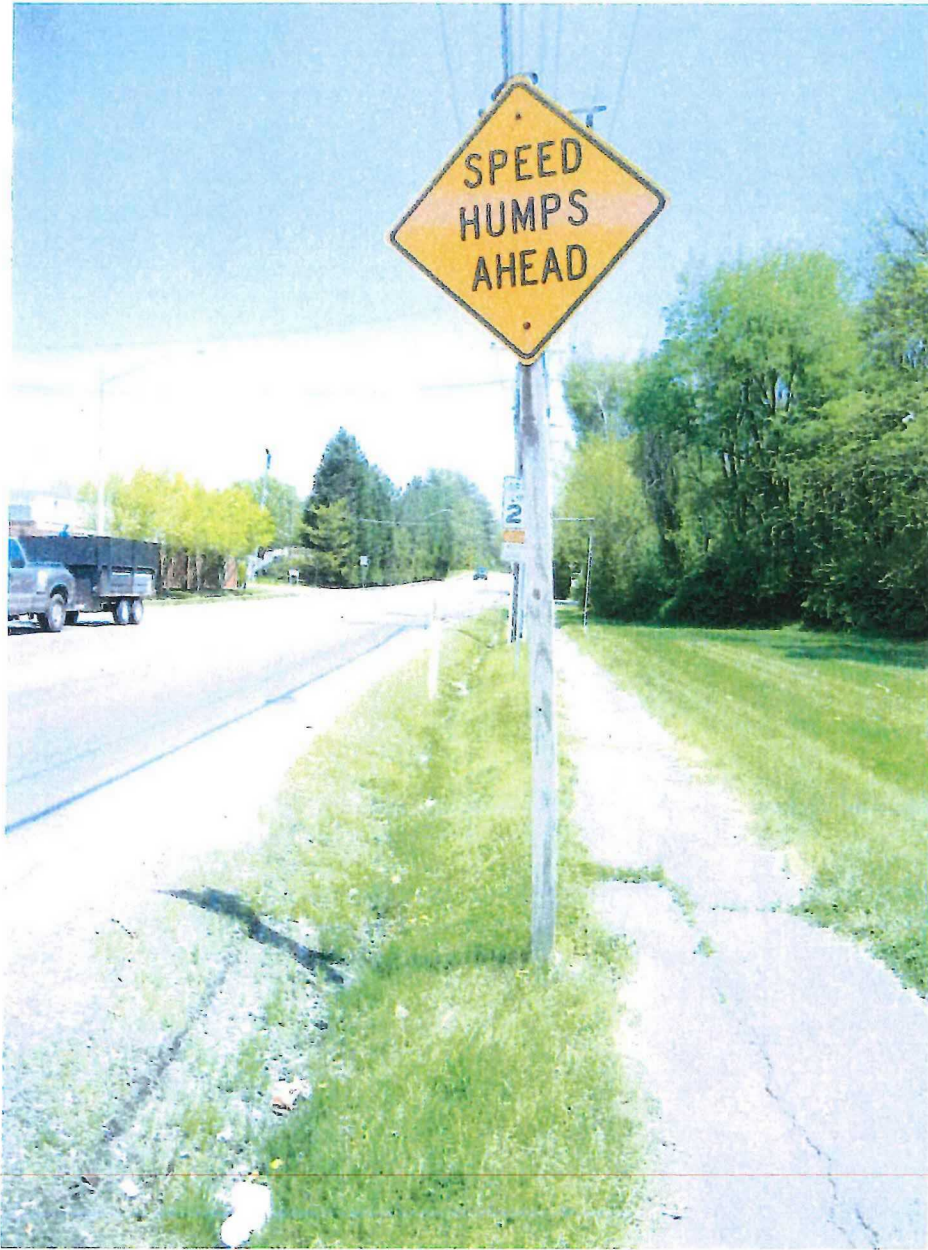


Figure 9: Looking east along South Street showing the property's north boundary





Figure 10: Commercial property to the north across South Street to the site



Figure 11: Another view of Annandale & South St. intersection



Figure 12: Looking south along property's eastern boundary





Figure 13: Another view from the eastern boundary

## **Exhibit 5**

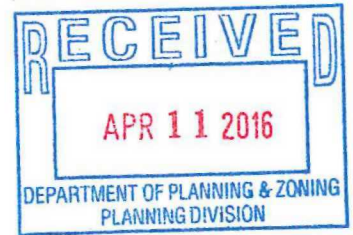
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# Jefferson Fire Station

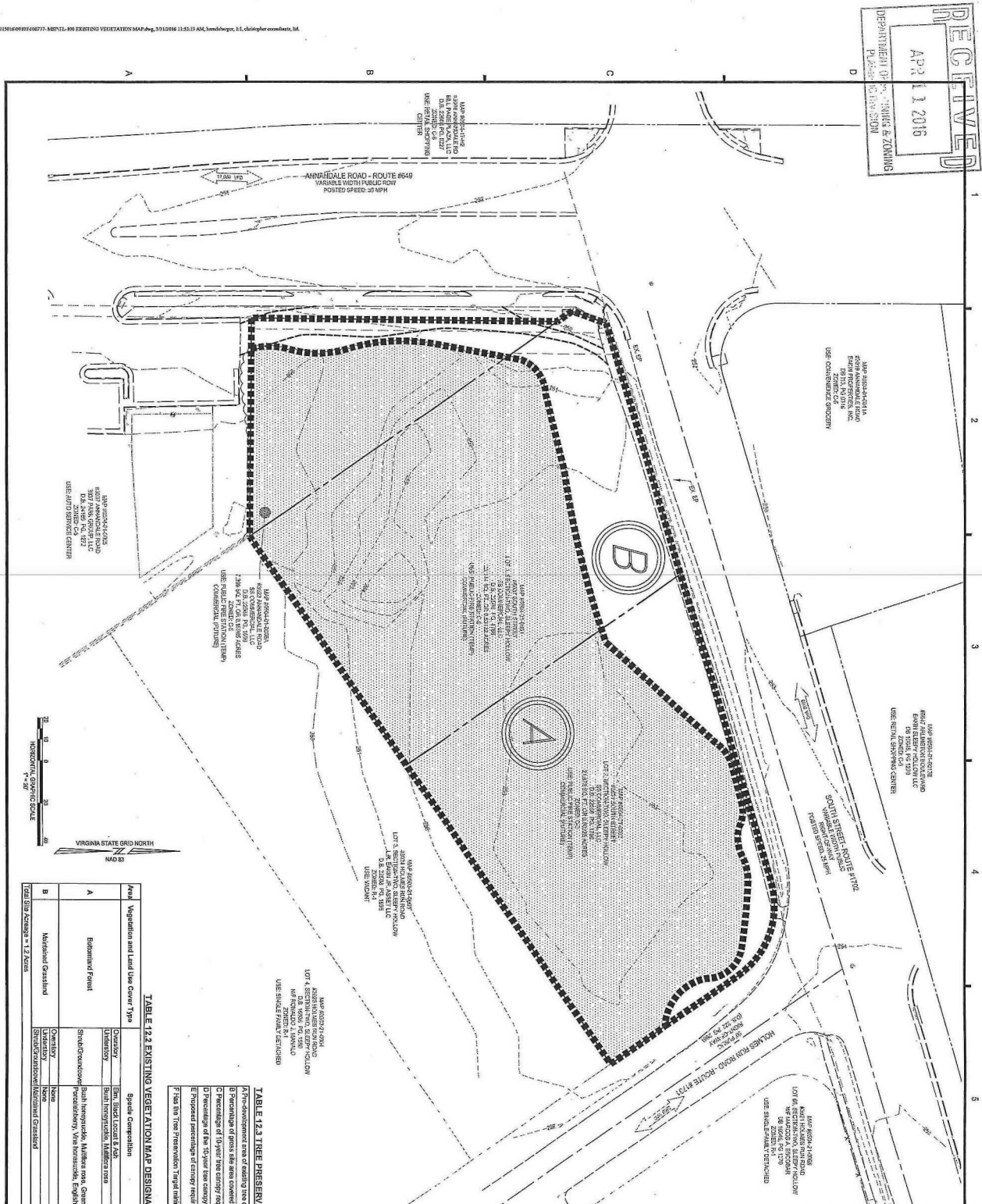
## Temporary Trailers & Apparatus Bays







## **Exhibit 6**



**TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT**

Item	Value	Percentage of Total
A) Pre-determined area of existing tree canopy (from existing vegetation map) =	41,595 SF	
B) Percentage of gross site area covered by existing tree canopy =	16 %	
C) Percentage of 15-year tree canopy required for site (see Table 12.4) = (assumed zone)	16 %	
D) Percentage of the 15-year tree canopy requirement that should be met through tree preservation =	8 %	
E) Proposed percentage of canopy requirement that will be met through tree preservation =	16.78 %	
F) Has the Tree Preservation Target minimum been met?	YES	

**TABLE 12.2 EXISTING VEGETATION MAP DESIGNATION COVER TYPE TABLE**

Area	Vegetation and Land Use Cover Type	Species Composition		Successional Stage	General Health and Condition
		Tree	Shrub		
A	Deciduous Forest	Upland	Shrub/deciduous	Deciduous	Good
B	Managed Grassland	Shrub/deciduous	Shrub/deciduous	Deciduous	Good

**REVISION APPROVED BY**

No.	REVISION	BY	DATE
1	Initial		

**christopher consultants**  
9800 main street  
fairfax, va. 22030  
703.275.0320 • fax 703.275.0320

engineering • surveying • land planning

**JEFFERSON FIRE STATION #18**  
TEMPORARY FACILITY  
050-4 01 0005A, 050-4 21 0001, 050-4 21 0002  
MASON DISTRICT, FAIRFAX COUNTY,  
VIRGINIA

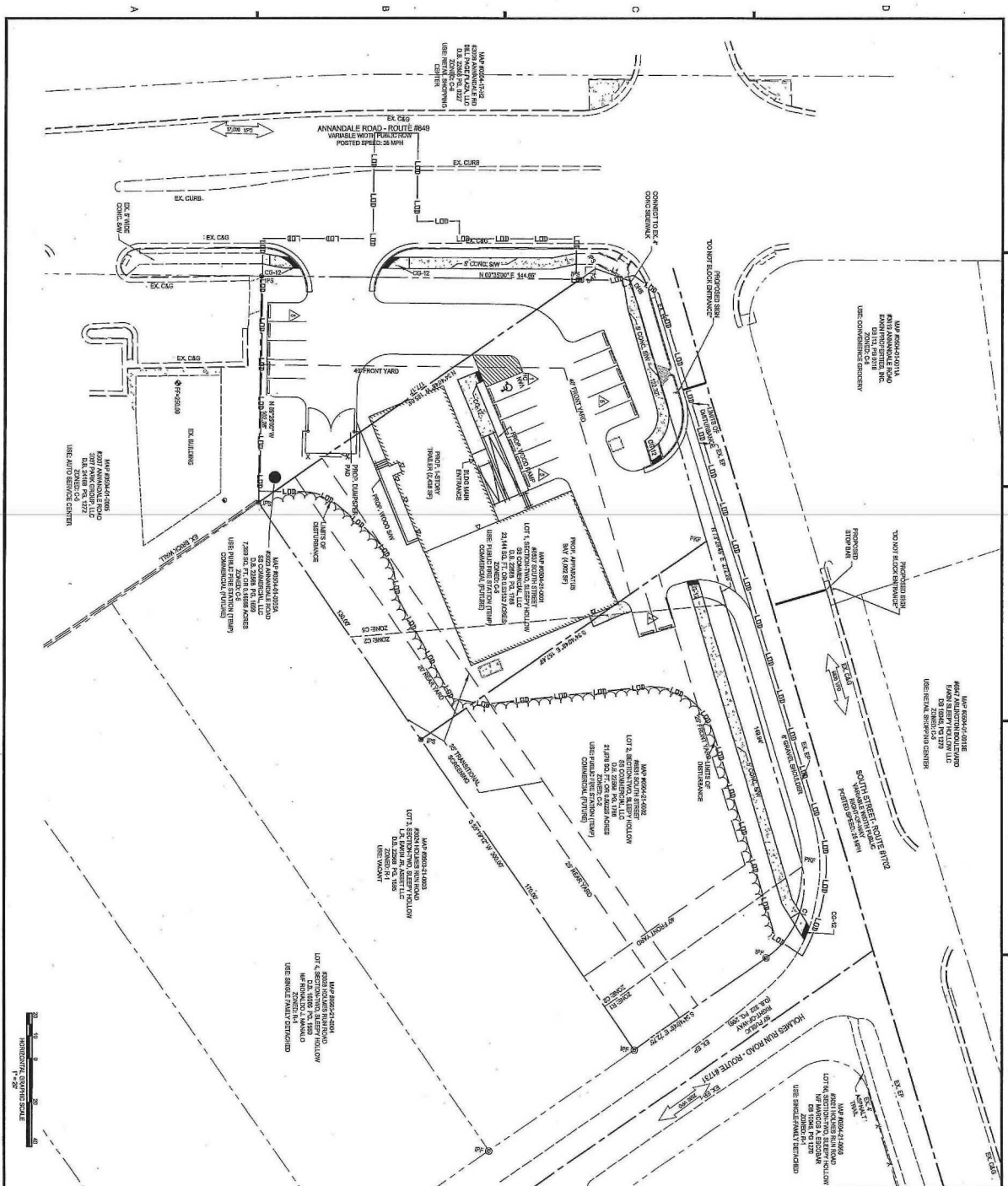
**EXISTING VEGETATION MAP**

Sheet No. **TL-100**  
2 of 2

MARK	DATE	DESCRIPTION
1	04/01/2016	2222 SUBMISSION

PROJECT NO. 050-4 21 0002  
DRAWN BY: WAT7  
CHECKED BY: WAT7  
DATE: 04/01/2016  
PROJECT NO.





**LEGEND**

- EXIST. STREET CENTERLINE
- EXIST. DRIVE & DRIVE
- EXIST. SIDE OF PAVEMENT (SP)
- EXIST. SIDE LINE
- PROPOSED SIDE OF PAVEMENT (SP)
- PROPOSED SIDE LINE
- PROPOSED BUILDING & ENTRANCE
- PROPOSED THRESHOLD
- PROPOSED CONCRET
- PROPOSED PAVING SERVICE
- PROPOSED
- EXIST.
- EXISTING
- 1" TYPICAL

**REVISION APPROVED BY**

NO.	REVISION	DATE	APPROVED
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

**JEFFERSON FIRE STATION #18**  
**TEMPORARY FACILITY**  
 050-4 01 0006A, 050-4 21 0001, 050-4 21 0002  
 MASON DISTRICT, FAIRFAX COUNTY,  
 VIRGINIA

**christopher consultants**  
 9500 main street  
 Fairfax, VA 22031  
 703.272.8500 • fax 703.272.7639  
 engineering • surveying • land planning

**SHEET NO.**  
 TC-110  
 OF 2

**GEOMETRIC PLAN**

**Section 15.2-2232 Review (2232-M15-24)**  
**Jefferson Fire Station #18 Temporary Facility**  
**Project Number 312/FS-000010-001**

April 8, 2016

**PART I: APPLICATION SUMMARY**

Application is included and attached hereto.

**A. AGENCY SUBMITTING THE APPLICATION:**

Department of Public Works and Environmental Services  
Capital Facilities, Building Design Branch  
12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0052

**Contact Person:**

Allison Terzigni, Project Manager  
703-324-5165 (direct)  
allison.terzigni@fairfaxcounty.gov

**B. LOCATION AND DESCRIPTION OF THE PROPERTY:**

Street Address: 6637 South Street, Falls Church, VA  
Property ID: Tax Map Parcels 504-21-0001, 504-21-0002, 504-01-0005A,  
Magisterial District: Mason District  
Planning Area: I  
Planning District: Jefferson Planning District, Sector J2-Sleepy Hollow

**Description of Property:**

The Temporary Station site is located on the south side of Arlington Blvd (Rt. 50) at the corner of Annandale and South Street. The site consists of three contiguous undeveloped and wooded parcels totaling approximately 1.2 acres, where Lots 1 and 5A are zoned commercial and Lot 2 has a commercial/residential split zoning. The site is located within Jefferson's "First Due" response area. The temporary station will be a one-story building structure comprised of pre-manufactured modular buildings and membrane tents and are planned to be located towards the front (northern end) of the site, to maintain as much of the natural vegetation as possible. The site is bounded to the north by South Street and commercial properties, to the east and south by residential properties, and to the west by Annandale Road and commercial properties.

**PART II: STATEMENT OF JUSTIFICATION**

**A. DESCRIPTION OF THE PROPOSED USE:**

**1. Project Description:**

The use for this facility is Public Use. The facility will house the temporary Jefferson Fire Station in the interim while the permanent station is under construction. The proposed temporary fire station will be a one-story building structure comprised of a pre-manufactured modular building for the living quarters and office spaces, and a membrane over steel structure for the 3

**Jefferson Fire Station-  
2232 –M15-24**

Page 3

Additionally, the fire station design requirements have changed since this station was constructed, and additional considerations are required for compliance with health and safety standards. The increase in female firefighters in the fire department has resulted in the need for facilities that can accommodate appropriate bunkrooms and locker facilities.

In order to maintain emergency fire services at all times, an off- site temporary fire station will be located at 6637 South Street, Falls Church to house the station operations while the new replacement station is being constructed.

**2. Why the proposed location is the best location for the proposed use:**

The temporary site was selected because of the 16 alternative locations considered; it met all the site requirements as well as being located within the Station's first response area. There will be no disruptions to emergency services to the Jefferson area with the temporary relocation of the station.

**3. Why the proposed location and type of facility is the least disruptive alternative:**

All other potential alternatives considered could not accommodate the Jefferson Temporary Fire Station's program requirements or the other sites were located in the middle of a residential areas not conveniently located to a major arterial roadway. Of all the potential alternatives, the best alternative was the Eakin Properties site which is located on the fringe of commercial development and conveniently located near Rt. 50, which is the major route used by the Jefferson Station to respond to emergency calls. This location is also only temporary for the time frame in which it takes to construct the new station.

**C. ANTICIPATED IMPACTS/MITIGATION:**

**1. Visual impacts:**

The proposed temporary fire station will be a one-story building structure comprised of a pre-manufactured modular building for the living quarters and office spaces, and a membrane over steel structure for the 3 apparatus bays. The total building area will be approximately 6,438 SF. The temporary building will be located towards the northwest corner of the site, so to maintain as much of the natural vegetation buffer between the residential properties to its east and south boundaries.

**2. Noise and light impacts:**

Since the site is currently undeveloped, there will be a change in the noise that is generated. To mitigate the noise generated by the fire response vehicles, appropriate setbacks and buffers will be provided in accordance with the Zoning Ordinance requirements. There will be no exterior speakers on the buildings, and the use of vehicle-mounted air horns/sirens in the immediate vicinity of the fire station will be minimized to the extent possible. All sight lighting will be designed to comply with Zoning Ordinances requirements, and appropriately scaled for the

**Jefferson Fire Station-**

**2232 –M15-24**

Page 5

neighbors and the existing tree canopy will be used as the buffer.

With the latest revision to the site plan to further address the concerns of Urban Forestry and maximize the landscape buffers, we were able to maintain a 35 foot natural vegetation buffer on the south side of the site and approximately 170 feet of natural vegetation buffer on the east side of the site adjacent to the residential properties. However, we are still requesting the barrier be waived on the south side, due to the temporary nature of the development and since the public use temporary fire station has been designed to minimize adverse effects on the adjacent residential properties.

By maintaining the existing vegetation to the extent possible on the south property boundary, the natural vegetation being preserved would exceed the canopy requirements within the transitional landscape buffer area. Even with the construction limits of disturbance encroaching within a small portion of the south 35 foot buffer area, we are able to maintain over 75% tree canopy coverage at 10 years as shown in the calculations below:

South Transitional screening buffer = 10500 sf = 35 x 300 FT

South Boundary Canopy required within buffer = 7875 sf = 75%

South Boundary Canopy preserved within buffer = 9060 sf = 85%

Once the permanent fire station is operational, the Fire and Rescue services from the temporary site will move out, the temporary structures will be dismantled and the temporary site will be restored. The ultimate site conditions would include the closure of all vehicular entrances to the site, removal of all impervious areas with the exception of the new permanent sidewalks along Annandale and South Street. All permanent underground utilities will remain, including the new storm lines, and the site will be restored by tilling with topsoil and reseeding within the original construction limits of the project.

**5. Transportation:**

Since the site is currently undeveloped, the temporary Fire Station will have new accesses on Annandale and South Street that currently do not exist today. The location of these entrances have been reviewed and coordinated with VDOT and Fairfax DOT. At the conclusion of the temporary use, these temporary vehicular entrances will be closed. However, the five foot permanent concrete sidewalk constructed along the perimeter of the site bordering Annandale and South Street and will remain as required by the County's Bike and Trail Master Plan.

Due to the temporary nature of the proposed fire station use, and the insignificant amount of additional trips generated by the fire station's emergency vehicles, a detailed traffic impact analysis was not warranted in accordance with VDOT's Traffic Impact Analysis, Chapter 527 Regulations and Fairfax County's PFM. Although not required, a traffic memorandum was prepared and can be submitted under a separate cover.

**D. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232  
REVIEW COORDINATOR:**

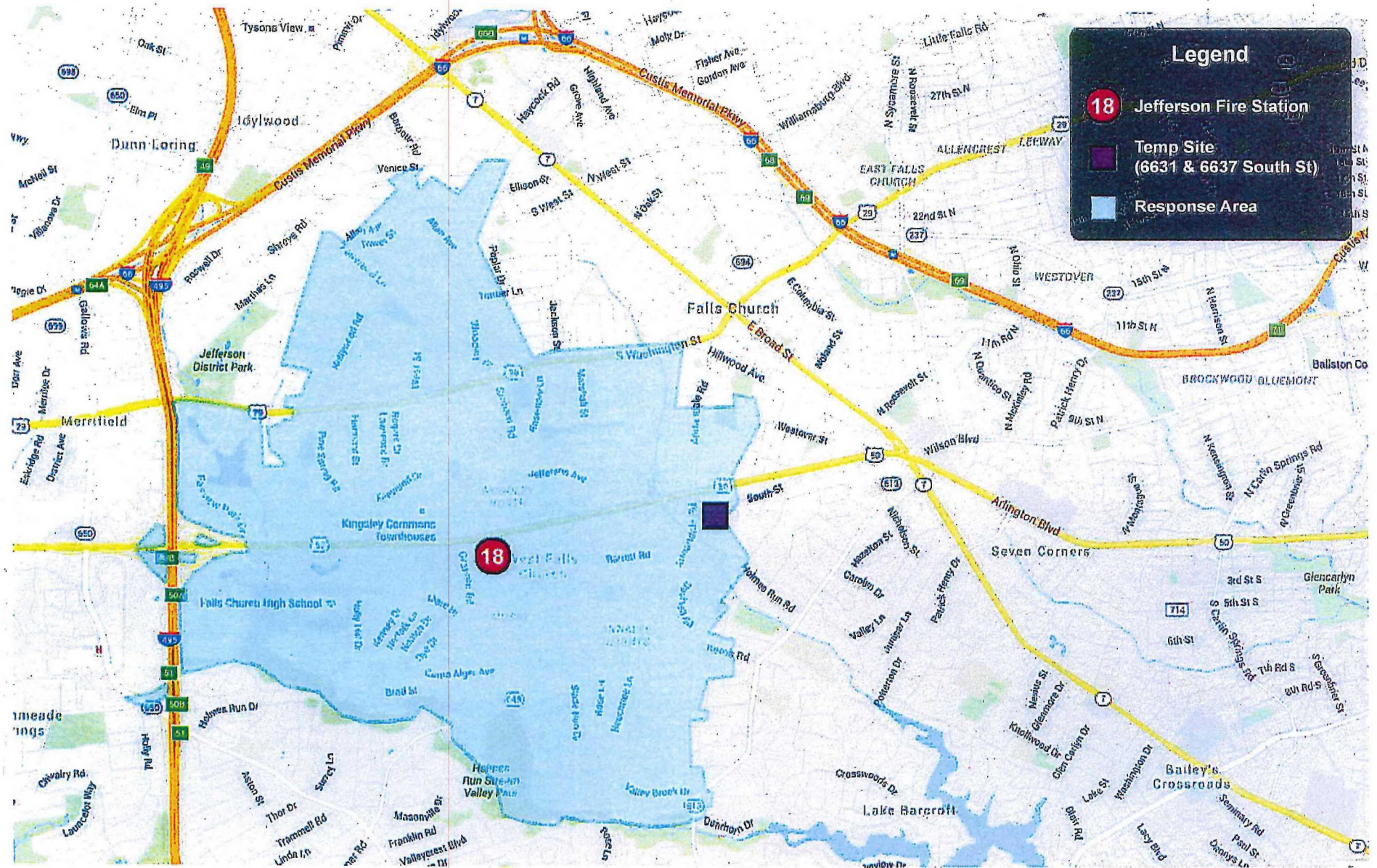
Exhibit 6-Exiting Vegetation Map (EVM) (incorporated with this resubmission)

This 2232 application is being processed concurrently with RZ-2015-MA-018 and SP-XXX for the Jefferson Station permanent facility. Fairfax County has a ground lease on the property that is the subject of this application. Eakin Properties c/o SS Commercial LLC is the current land owner and has agreed to the lease its property for the temporary fire station, per a Ground Lease Agreement as entered into on September 25, 2015. Fairfax County has the rights to develop the land for its need for a temporary fire station. The lease will be for a period of 2 ½ years and will commence the later of September 1, 2016 or a later date when the County has received all necessary governmental approvals and permits. The County will have the option to renew the lease for up to 4 periods of 3 months each. Schematic plans and pictures of the temporary facility are contained herein. The facility will be temporary for only the time frame necessary to construct the new facility at 3101 Hodge Place and the modular buildings and structured membrane will be removed once the new station is operational.

**Any changes to the information contained herein, which results from ongoing coordination with citizen's groups and Fairfax County review agencies will be forwarded to the Department of Planning and Zoning as soon as possible.**



Figure A





## **Knight, Natalie**

---

**From:** Hushour, Andrew  
**Sent:** Wednesday, April 20, 2016 9:42 AM  
**To:** Knight, Natalie  
**Subject:** 2232-M15-24; DPWES - Capital Facilities; 6631 South Street

### 2232-M15-24 – Revised Comments

Department of Public Works & Environmental Services, Capital Facilities – Construction of new +6,700 square foot Jefferson Fire Station, as a temporary facility, with associated parking.  
6637 South Street

Tax Map Ref.: 50-4 ((1)) 5A and 50-4 ((21)) 1 & 2

Zoning District: C-5 (Lots 1 and 5A) and C-2/R-1 (Lot 2).

Comments: The proposed use is deemed to be a public use, which is permitted by-right in the C-5, C-2 and R-1 Districts. The revised plan submission, dated April 1, 2016, appears to meet all applicable Zoning Ordinance requirements with respect to use and bulk regulations. Site plan approval will be required, to address all site layout matters, such as parking, lighting, landscaping/screening, etc.

ZED: None applicable.

Prepared by: Andrew Hushour – 4/20/2016



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 20, 2016

**TO:** Natalie Knight, Planner  
Zoning Administration Division, DPZ

**FROM:** Nicholas Drunasky, Urban Forester II  
Forest Conservation Branch, UFMD

**SUBJECT:** 6631 South Street (Jefferson Fires Station #18 Temporary Facility), 2232-M15-24

**Site Description:** The site is undeveloped and primarily consists of primarily of early successional hardwood forest.

Based upon review of the comment response letter and the application 2232-M15-24 stamped as "Received by the Department of Planning & Zoning April 11, 2016," it appears that all outstanding Urban Forest Management Division comments have been adequately addressed with this application and no new comments have been generated.

Chapter 122 of the Fairfax County Code, (Tree Conservation Ordinance) and Section 12 of the Public Facilities Manual (PFM), requirements for tree conservation, have not been fully addressed in this application. Please note that the 10-year tree canopy and landscaping requirements will need to be met with any future plans that will be required for the temporary fire station.

If you have any further questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 207940

cc: DPZ File

---

Department of Public Works and Environmental Services  
Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



## **Knight, Natalie**

---

**From:** Bastakoti, Mohan  
**Sent:** Wednesday, April 13, 2016 11:42 AM  
**To:** Knight, Natalie  
**Cc:** Sistani, Bijan  
**Subject:** Application Number 2232-M15-24\_Fire and Rescue Station

Hi Natalie,

I reviewed the revised subject application. The application states that water quality and quantity control information will be provided with the site plan. This will satisfy the requirement at this stage. I do not have further comments.

Mohan

**Mohan Bastakoti, P.E.**

Senior Engineer III(Stormwater)

**Fairfax County Government | DPWES-LDS-SDID**

Direct: 703-324-1739 | Main: 703 324 1720 | Mohan.Bastakoti@fairfaxcounty.gov

**From:** Bastakoti, Mohan  
**Sent:** Thursday, December 17, 2015 3:34 PM  
**To:** Caperton, Chris B  
**Cc:** Weyant, Jack W.; Sistani, Bijan  
**Subject:** Application Number 2232-M15-24\_Fire and Rescue Station

Hi Chris,

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no current downstream drainage complaints on file.

Stormwater Detention, Channel Protection and Flood Protection

The application indicates that underground detention facility will be provided to meet requirements of SWMO 124-4-4(D). Channel protection and flood protection shall be achieved in accordance with Chapter 124-4-4. The details of the hydrologic and hydraulic computations shall be provided/reviewed during site plan review.

Water Quality Control

The submitted application mentions that water quality measures will be provided to meet the requirements of Chapter 124-4-3. Virginia Runoff reduction method was employed to use water quality computation. BMP sizing computation shall be provided /reviewed during site plan review.

Downstream Drainage System

An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not a part of the statement. All the hydrologic and hydraulic computations to demonstrate the adequacy of the outfall shall be provided/reviewed during site plan review.

Please contact me at 703-324-1739 if you require additional information.

Thanks,

-Mohan

**Mohan Bastakoti, P.E.** | Senior Engineer III (Stormwater & Geotechnical) | DPWES-SDID  
Direct: 703-324-1739 | Main: 703 324 1720 | [Mohan.Bastakoti@fairfaxcounty.gov](mailto:Mohan.Bastakoti@fairfaxcounty.gov)



**Knight, Natalie**

---

**From:** Martinez, Angela  
**Sent:** Wednesday, April 20, 2016 3:22 PM  
**To:** Knight, Natalie  
**Cc:** Calkins, Kristin; Yang, Ariel; Wolfenstein, Leonard  
**Subject:** Revised 2232 for Jefferson Fire Station

Natalie,

FCDOT has reviewed the revised 2232 for the temporary facility for the Jefferson Fire Station, application number 2232-M15-24. We believe that all of our previous comments have been addressed.

Staff has the following recommendation based on the revised site plan: the revised plan shows the 4' existing shared use path on South Street replaced with a 5' concrete sidewalk. The plan says that the 5' sidewalk will connect to the existing 4' sidewalk on the corner of South Street and Annandale Road. It appears that the only reason the existing sidewalk was narrowed to 4' was to meet the width of the shared use path (see photo). Now that the path is being replaced with a 5' sidewalk, the portion of existing 4' sidewalk should be replaced to meet the 5' width of the new sidewalk on South Street.

Please let me know if you have any questions.



Angie Martinez  
Transportation Planner II

Fairfax County Department of Transportation  
(703) 877-5843  
[Angela.Martinez@FairfaxCounty.gov](mailto:Angela.Martinez@FairfaxCounty.gov)



## RINKER DESIGN ASSOCIATES, P.C.

Engineering • Surveying • Transportation • Traffic • Structures & Bridge  
Right of Way • CEI • Land Planning • Environmental

January 11, 2016  
(Revision #1 January 19, 2016)  
(Revision #2 April 6, 2016)

**To:** Allison N. Terzigni, P.E., Building Design and Construction Division  
Fairfax County, DPWES – Capital Facilities

**Cc:** Mark A. Gunn, P.E., Rinker Design Associates, P.C.

**Subject: Traffic Statement:** Temporary Jefferson – Fire and Rescue Station Site

### Introduction/Brief Background

This memorandum is to serve as a traffic statement for the Temporary Jefferson Fire and Rescue Station site plan submittals. This has been assembled to address any potential concerns that the proposed County site would generate a reasonable amount of traffic to impact vehicular traffic at the intersection of Annandale Road (Rte. 649) at South Street (Rte. 1702). To address the potential concerns of the site potential traffic impacts, the County tasked Rinker Design Associates, P.C. to review the proposed site conditions and review the trip generation estimates as it relates to the intersection of Annandale Road (Rte. 649) at South Street (Rte. 1702).

Annandale Road (Rte. 649) is a generally a two lane undivided roadway with curb/gutter, but at the intersection with South Street (Rte. 1702), the roadway opens to a four lane divided roadway with a posted speed limit of 35 MPH and an ADT of 17,000 vpd. South Street (Rte. 1702) is a two lane undivided roadway with a posted speed of 25 MPH and with an AADT of 9,600 vpd.

The proposed site is located in Fairfax County at the intersection of Annandale Road (Route 649) at South Street (Rte. 1702) in Falls Church, Virginia. The proposed county site is planned to construct the following temporary major features that will generate vehicular traffic:

- Approx. 6,557 SF of building/garage space for fire and rescue use.

The Temporary Jefferson Fire and Rescue site is proposing to construct only two entrances. One is on South Street (Rte. 1702) and one is along Annandale Road (Rte. 649), as shown in **Attachment 1**. The primary/only exit for “on-call” (emergency based) rescue/fire trucks is the entrance/exit along South Street (Rte. 1702). The site is planned to be utilized as a temporary county fire and rescue station for approximately 18-24 months and then removed/demolished.

### Peak Hour Trip Generation/Distribution

The County’s Fire and Rescue service has indicated the temporary station will be operated by a ten (10) personnel at all times. (The facility will have space for 12 personnel, but at this time only 10 are planned to operate the station.) See confirmation from County in **Attachment 1A**. Additionally, for the fiscal 2015 year, Fire and Rescue Station 18 reports (See **Attachment 1B**) 6,663 vehicles/units were dispatched for 4,570 emergency incidents. This equates to approximately 1.5 vehicles/units per emergency call event and an approximate average of 12.5 incidents a day, equaling an approximately 19 emergency trips leaving the site and 19 emergency trips returning each day. This results in an approximate 58 trips (vehicles per day) for the entire site.



In the interests of conservatism to analyze a **potential** worst case scenario for the County's proposed site against the heaviest adjacent roadway/intersection volumes, the following was assumed at the intersection of Annandale Road (Rte. 649) at South Street (Rte. 1702):

- 32 vph in the AM peak hour (est. 7:00-8:00am), and
- 12 vph in the PM peak hour (est. 4:30-5:30pm).

This conservatism would account for the following vehicular trips in the AM and PM peak hours:

- 10 Fire & Rescue personnel coming to the site (AM peak),
- 10 Fire & Rescue personnel leaving the site (AM peak), and
- 4 Emergency Calls. (Both to and from the site, 12 total trips, both AM and PM Peak)\*

*\*Note: Recall, the average is 12.5 emergency calls for the **entire 24 hour day**, so this potential worst case scenario is assuming 30% of the day's incidents could happen in each peak hour. (Also 4 emergency incidents at an average of 1.5 vehicles per incident (Source: **Attachment 1B**) is 6 total vehicles, which need to leave and return, equaling 12 trips.)*

The Temporary Jefferson Fire and Rescue station site, as previously mentioned, proposes two entrances. The directional split of the personnel at the intersection of Annandale Road (Rte. 649)/South Street (Rte. 1702) is estimated as follows (See **Attachment 2** for graphic representation):

[Note: The percentages are based on engineering judgement of the roadway network layout and the general regional commuter traffic flows for peak travel times.]

- 40% to/from the north,
- 30% to/from the east, and
- 30% to/from the south.

The directional split of on-call fire and rescue vehicles leaving the station (See **Attachment 3** for Fire and Rescue coverage area with direction split) is estimated [per engineering judgement] as follows based on roadway network/layout vs. the service coverage:

- 40% will head south on Annandale Road (Rte. 649), and
- 60% will head north on Annandale Road (Rte. 649), to utilize Arlington Boulevard (Rte. 50), or to cross Arlington Boulevard (Rte. 50) to serve the north part of the coverage area.

**Note:** That all on-call (emergency based) vehicles leaving the proposed County site will utilize westbound South Street (Rte. 1702) approach of the intersection of Annandale Road (Rte. 649)/South Street (Rte. 1702). Also, on-call trips (emergency based) cannot truly be analyzed based on repetition but this analysis does consider 12 additional trips in the peak hour to represent a potential impact to existing vehicular traffic flows.

### **Intersection Volumes & Level of Service (Existing vs. Proposed)**

**Attachment 4** shows the available existing traffic volumes at the intersection of Annandale Road (Rte. 649)/South Street (Rte. 1702) as provided from VDOT in December 2015, which is recognized as the **Existing Year (2016)** volumes for the analysis. Additionally, **Attachment 4** shows the **Opening Year (2017)** volumes for the intersection of Annandale Road (Rte. 649)/South Street (Rte. 1702), which include the additional trips to the intersection generated by the County's proposed Temporary Jefferson Fire and Rescue site. The following is observed:

- The net change in the peak hour volumes amounts to less than 1.19% of the intersection's total volume for the AM peak hour, and amounts to less than 0.53% of the intersection's total volume for the PM peak hour.

**Attachment 5** shows the existing intersection level of service for the intersection of Annandale Road (Rte. 649)/South Street (Rte. 1702). Additionally, **Attachment 5** shows the level of service with the additional trips to the intersection generated by the County's proposed Temporary Jefferson Fire and Rescue site. The level of service is insignificantly altered for all intersection approaches and lane groups as shown in **Attachment 5**.

### TIA Study Requirements:

#### *Fairfax County:*

The County's Public Facilities Manual does not list any minimum thresholds for traffic impact studies based on the latest edition posted for April 1, 2016. The latest guidance and memorandums from the County instruct traffic engineers to follow VDOT's requirements.

#### *Virginia Department of Transportation:*

Per VDOT's Traffic Impact Analysis (TIA) Chapter 527 Regulations (revised January 1, 2012), a traffic impact analysis is triggered for a rezoning application when daily traffic generation exceeds 5,000 trips. The proposed site will not exceed VDOT's minimum thresholds to warrant a formal Traffic Impact Analysis to be conducted.

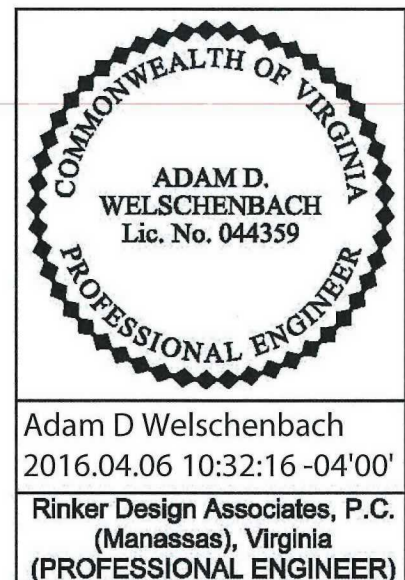
Furthermore, VDOT's Northern Virginia District's Land Development Section has reviewed the County's application for the site, and has no objections. (See **Attachment 6**)

### Conclusions

The analysis presented was conducted with the benefit of field observations, existing traffic counts provided by VDOT, and a trip generation review based on information provided by the County. It is concluded, based on professional engineering judgment and analysis, that the proposed site with only the aforementioned major features, located in Falls Church, will generate an insignificant additional trips to impact the intersection of Annandale Road (Rte. 649)/South Street (Rte. 1702). Additionally, it will not meet traffic thresholds to warrant the need of a detailed traffic impact analysis in accordance with VDOT's Traffic Impact Analysis, Chapter 527 Regulations or Fairfax County's PFM.

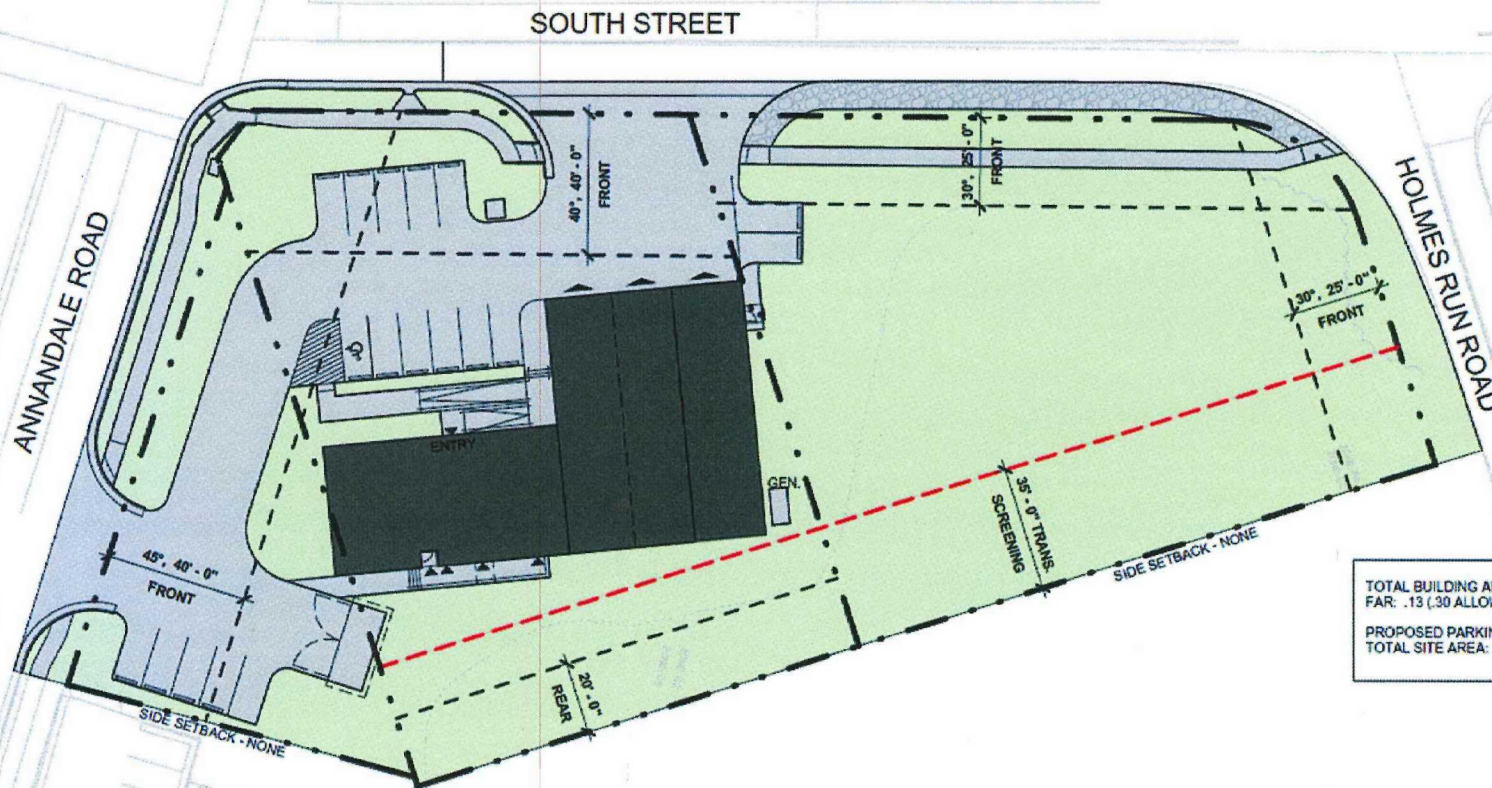
Furthermore, the following other considerations were taken into account:

- South Street (Rte. 1702)'s westbound approach in the PM peak hour currently has an estimated 500 vehicles queueing to turn left onto southbound Annandale Road (Rte. 649). As shown on the projects plans, this analysis concurs with the site plan's proposal to stripe the intersection and sign "Do not Block Entrance" for the exiting fire/rescue vehicles at the South Street (Rte. 1702) entrance.





## Attachment 1



## TEMPORARY JEFFERSON FIRE STATION

FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

04/05/16

## SITE PLAN



## Attachment 1A

**Adam Welschenbach**

---

**Subject:** FW: Jefferson Fire Station

---

**From:** Terzigni, Allison [<mailto:Allison.Terzigni@fairfaxcounty.gov>]

**Sent:** Friday, January 08, 2016 12:02 PM

**To:** Adam Welschenbach

**Subject:** RE: Jefferson Fire Station

Adam,

In response to your questions below please find the following:

1. Attached map of Jefferson Fire Station response area. FS18 response area will not change when they are housed at the temporary site.
2. Attached email from Captain Sean Evans confirming that 10 staff members will be housed at the temp site.
3. The temp site will be utilized and have active fire and rescue for the duration of the construction of the permanent facility which is currently estimated to be approximately 18-20 months. To be conservative, I have been saying approximately 2 years.

Please let me know if you need anything else.

Thank you.

*Allison N. Terzigni, PE*



## Attachment 1B

<b>FY2015 Station 18 Unit Activity</b>
--

The following information reflects unit dispatch records for all Fire Station 18 units (EMS404, E418, M418, R418, SW418, TR418, and TRS418) and incident call types for FY15.

Category	EMS	Fire	Public Service	Total for Station 18 Units
Dispatches	4,854	1,550	259	6,663
Incidents*	3,291	1,051	228	4,570

\*This is a count of the number of incidents where a unit from station 18 responded, units from other stations may have responded as well. However, for the purposes of the station report, all stations are considered independently.

Unit ID	Unit Dispatches
E418	1,873
EMS404	1,470
M418	1,940
R418	1,328
SW418	6
TR418	40
TRS418	6
Total	6,663

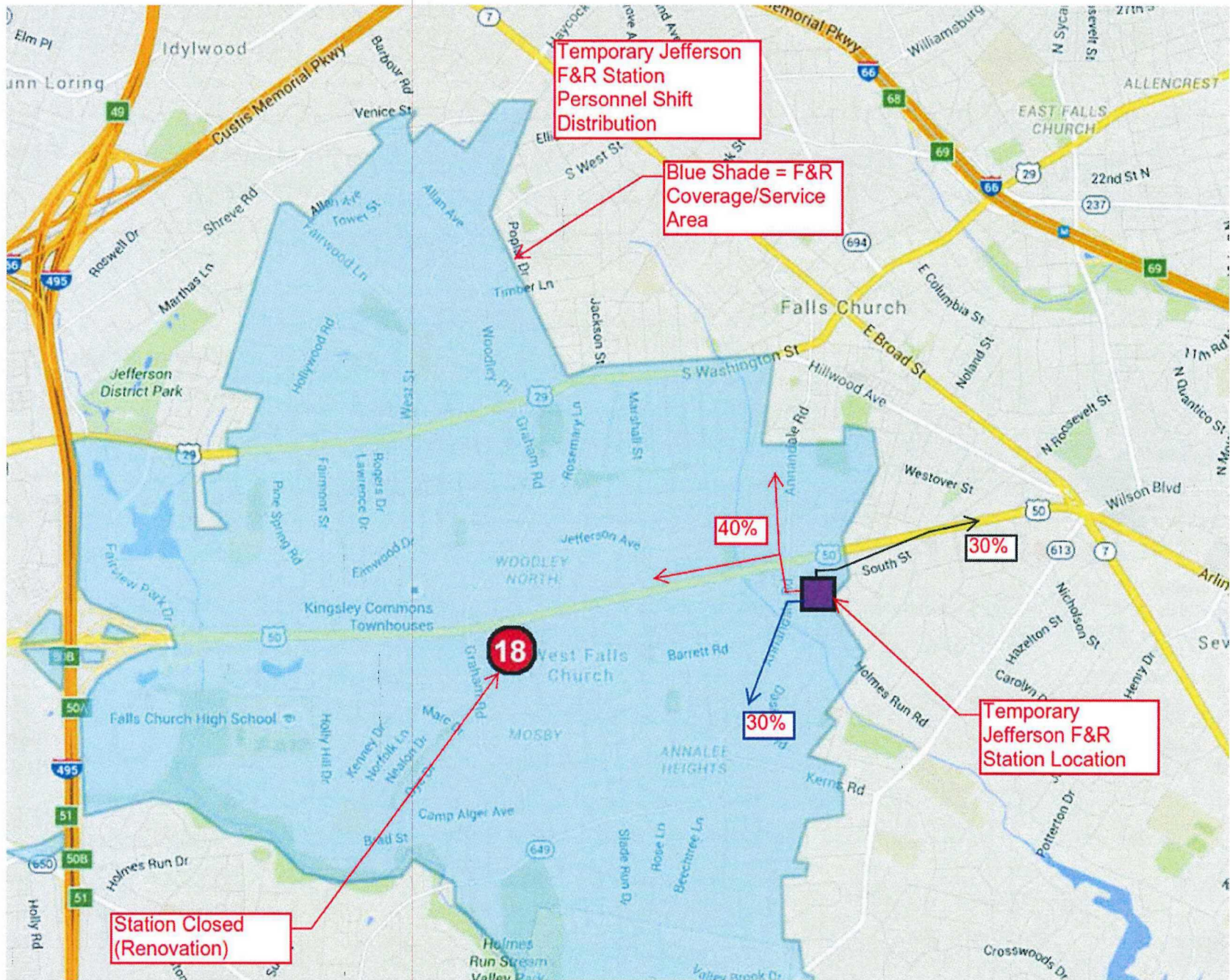
NFIRS Category	Incidents
100 Series - Fire	291
200 Series - Explosion	13
300 Series - Rescue/EMS	3,163
400 Series - Hazard	183
500 Series - Service	259
600 Series - Good Intent	462
700 Series - False Call	183
800 Series - Weather/Natural	4
900 Series - Special	8
No NFIRS Type Listed	4
Total	4,570

Percent Meet NFPA Turnout Standard				
Event Type	A - Shift	B-Shift	C-Shift	Station Total
EMS (60 seconds)	63.2%	47.7%	58.8%	56.6%
Fire (80 seconds)	75.1%	61.9%	75.3%	70.9%

Average Turnout by Shift and Event Type				
Event Type	A - Shift	B-Shift	C-Shift	Station Total
EMS	0:00:53	0:01:04	0:00:58	0:00:58
Fire	0:00:58	0:01:12	0:01:00	0:01:03
Public Service	0:00:53	0:01:03	0:00:59	0:00:59
Total	0:00:54	0:01:06	0:00:58	0:00:59

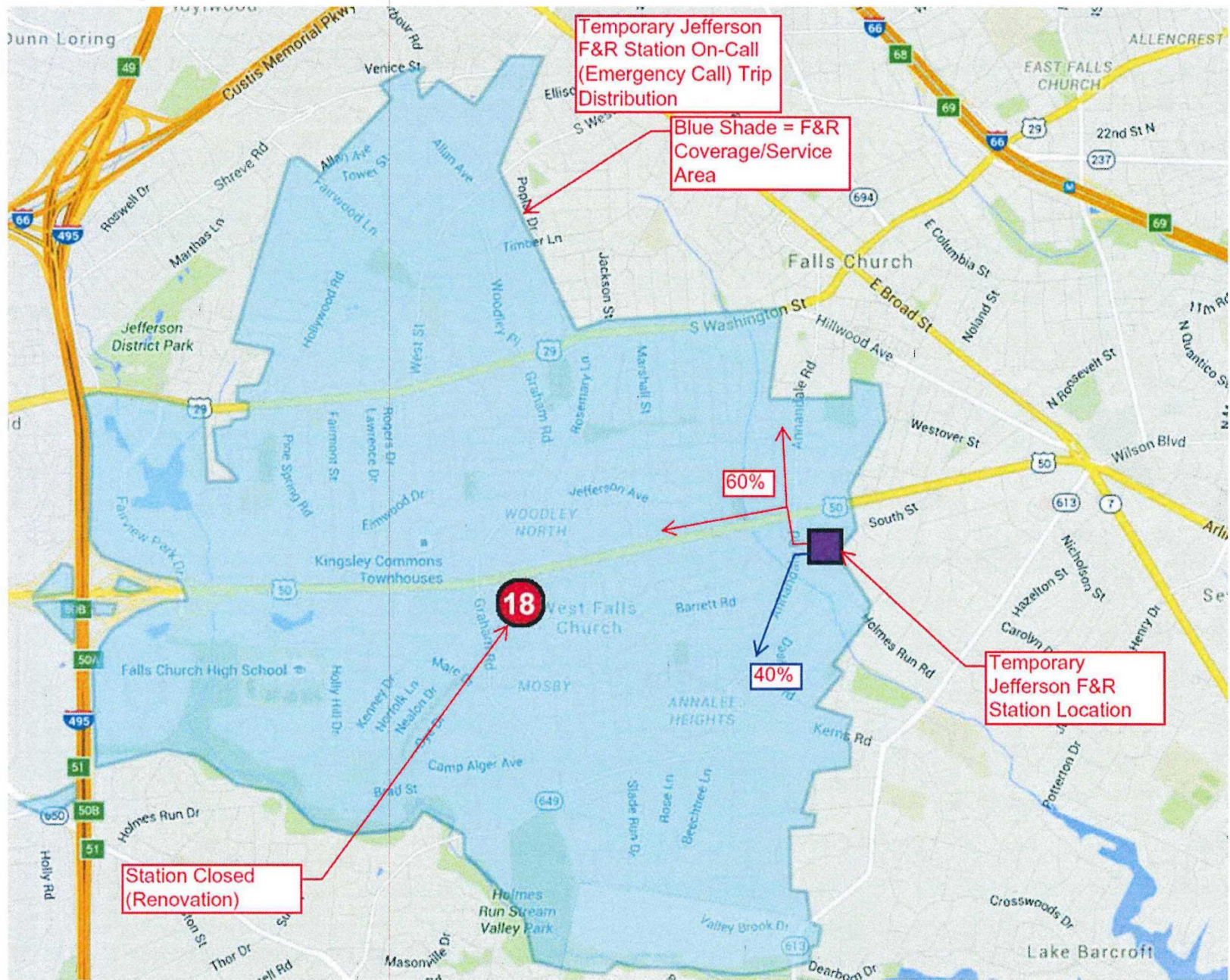
## Attachment 2







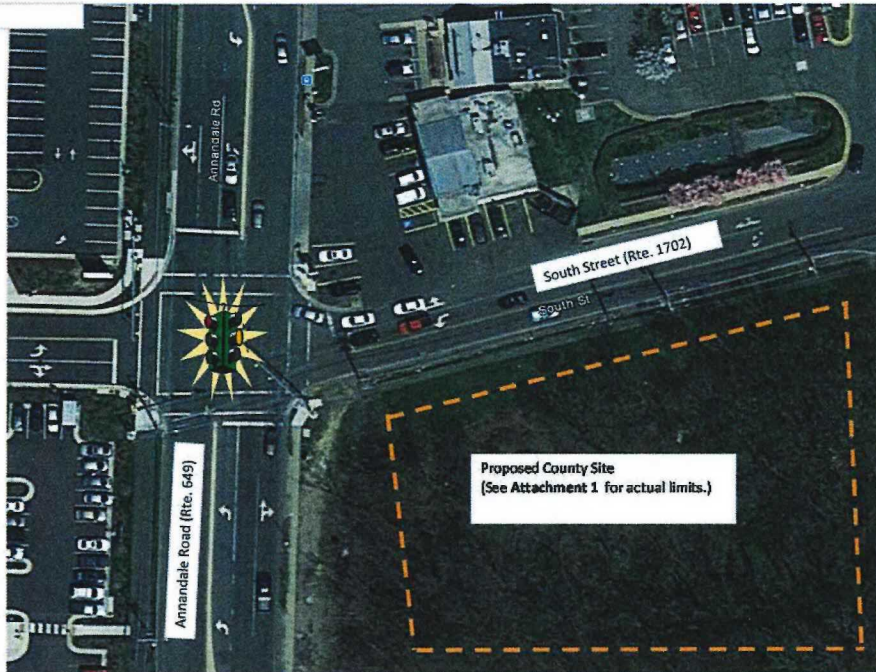
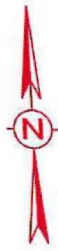
### Attachment 3



**Attachment 4**  
**Intersection Volumes for Existing Year (2016) and Opening Year (2017)**

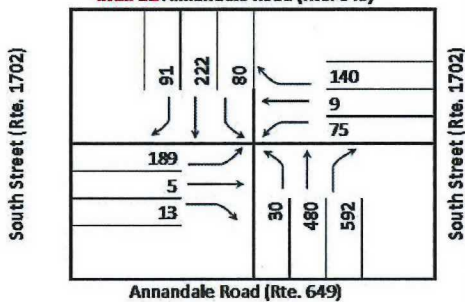


Aerial Photo: Google Earth Pro



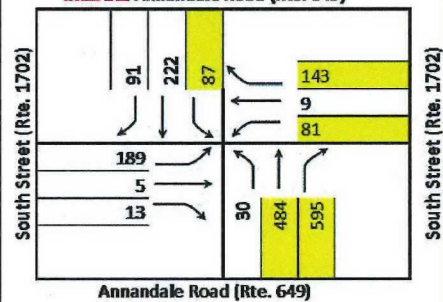
**Existing Year (2016) AM Peak Hour Volumes**

**Intx. #1: Annandale Road (Rte. 649)**



**Opening Year (2017) AM Peak Hour Volumes**

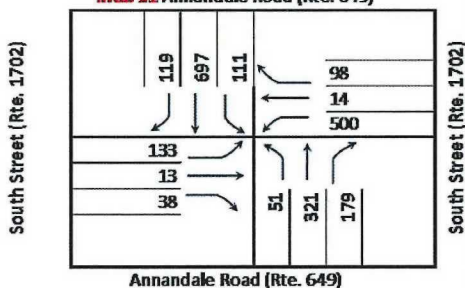
**Intx. #1: Annandale Road (Rte. 649)**



**Note:** 3 trips from south would utilize entrance on Annandale Rd. prior to intersection. 3 trips from east would utilize entrance on South St. prior to intersection.

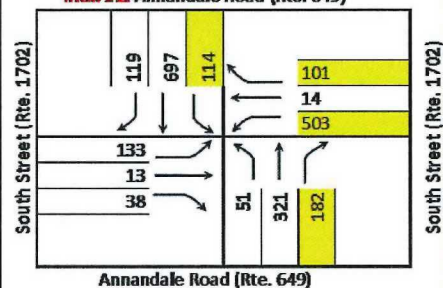
**Existing Year (2016) PM Peak Hour Volumes**

**Intx. #1: Annandale Road (Rte. 649)**



**Opening Year (2017) PM Peak Hour Volumes**

**Intx. #1: Annandale Road (Rte. 649)**

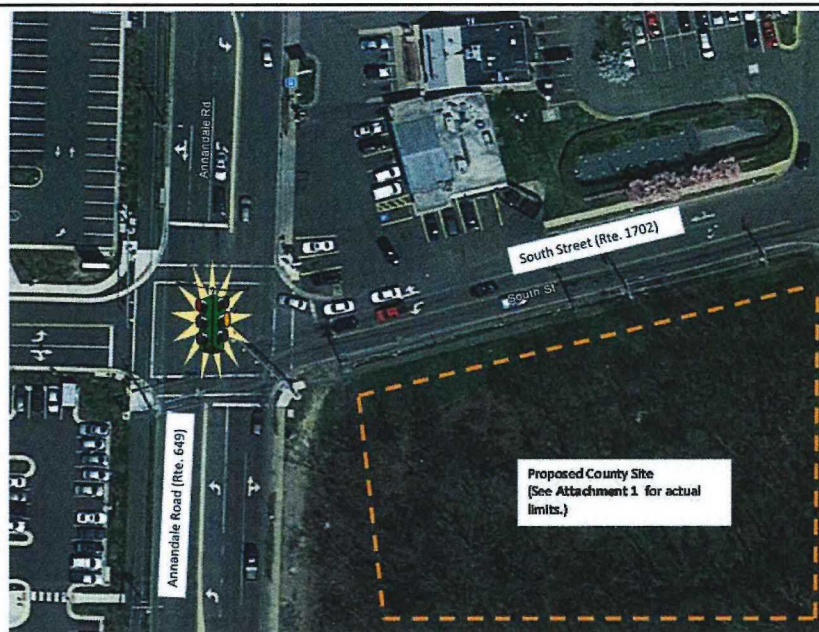


**Note:** Assumes F&R Units utilized South Street Entrance Only.

**Note:** In charts, arrows represent lane groups/direction of travel, **NOT** number of lanes. See aerial photo for actual number of lanes.



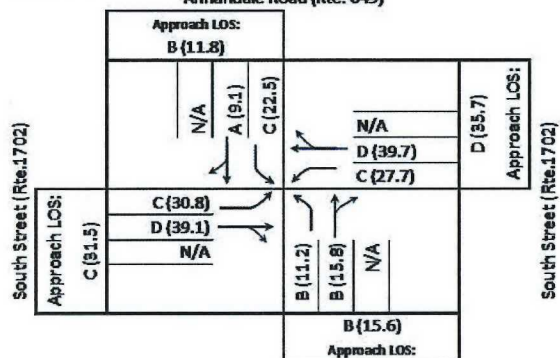
**Attachment 5**  
**Level of Service for Existing Year (2016) and Opening Year (2017)**



Aerial Photo: Google Earth Pro

**Existing Year (2016) AM Peak Hour Level of Service**

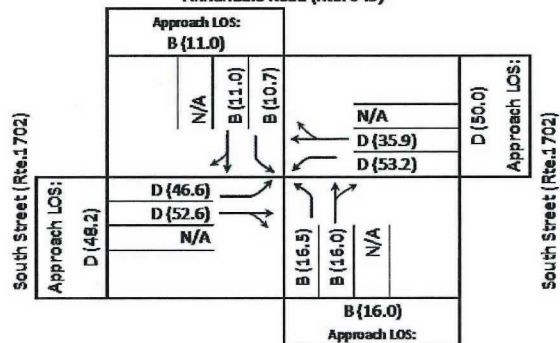
Annandale Road (Rte. 649)



Annandale Road (Rte. 649)

Intersection LOS: **B (18.9)****Existing Year (2016) PM Peak Hour Level of Service**

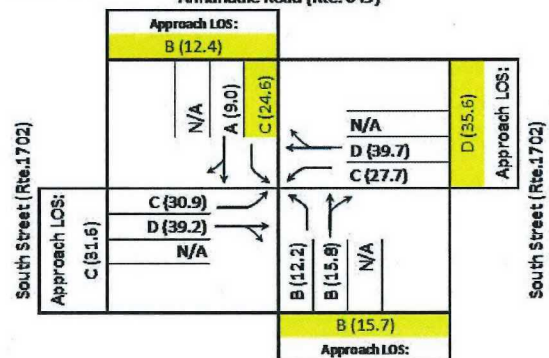
Annandale Road (Rte. 649)



Annandale Road (Rte. 649)

Intersection LOS: **C (25.7)****Opening Year (2017) AM Peak Hour Level of Service**

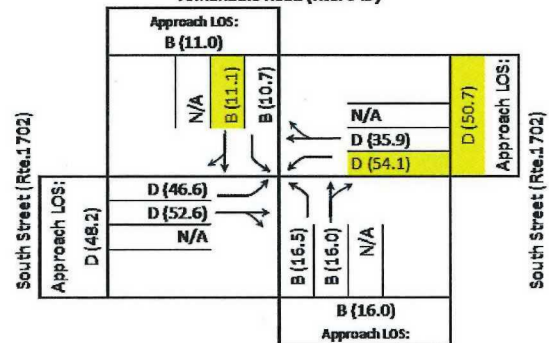
Annandale Road (Rte. 649)



Annandale Road (Rte. 649)

Intersection LOS: **B (19.1)****Opening Year (2017) PM Peak Hour Level of Service**

Annandale Road (Rte. 649)



Annandale Road (Rte. 649)

Intersection LOS: **C (26.0)**

Note: In charts, arrows represent lane groups/direction of travel, **NOT** number of lanes. See aerial photo for actual number of lanes.

**Attachment 6**  
**VDOT Land Development Section**  
**Letter of No Objection for Site Application**



## COMMONWEALTH of VIRGINIA

### DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.  
COMMISSIONER

January 21, 2016

Mr. Chris B. Caperton, Chief  
Facilities Planning Branch  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5505

Re: 2232-M15-24  
Fire and Rescue Station  
6631 South Place  
Fairfax County

Dear Mr. Caperton:

VDOT has reviewed this application received on February 5, 2015 and have no objection to its approval.

If you have any questions, please call or send me an Email.

Sincerely,

A handwritten signature in black ink that reads "Paul J. Kraucunas".

Paul J. Kraucunas, P.E.  
Land Development Program Manager

CC: Natalie Knight  
Fairfax Permits





# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

CHARLES A. KILPATRICK, P.E.  
COMMISSIONER

4975 Alliance Drive  
Fairfax, VA 22030

May 3, 2016

Mr. Chris B. Caperton, Chief  
Facilities Planning Branch  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5505

Re: 2232-M15-24  
Fire and Rescue Station  
6631 South Place  
Fairfax County

Dear Mr. Caperton:

VDOT has reviewed this application received on April 11, 2016 and have no objection to its approval.

If you have any questions, please call or send me an Email.

Sincerely,

A handwritten signature in blue ink that reads "Paul J. Kraucunas".

Paul J. Kraucunas, P.E.  
Land Development Program Manager

CC: Natalie Knight  
Fairfax Permits



FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
[www.fairfaxwater.org](http://www.fairfaxwater.org)

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

December 23, 2015

Ms. Natalie Knight  
Facilities Planning Branch  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035

Re: Application No. 2232 -M15-24  
6631 South Street – Temporary Fire  
Station  
Tax Map: 50-4 ((21)) 2

Dear Ms. Knight:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 8-inch water main located in Annandale Road and existing 6-inch located in South Street. See the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Ross K. Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

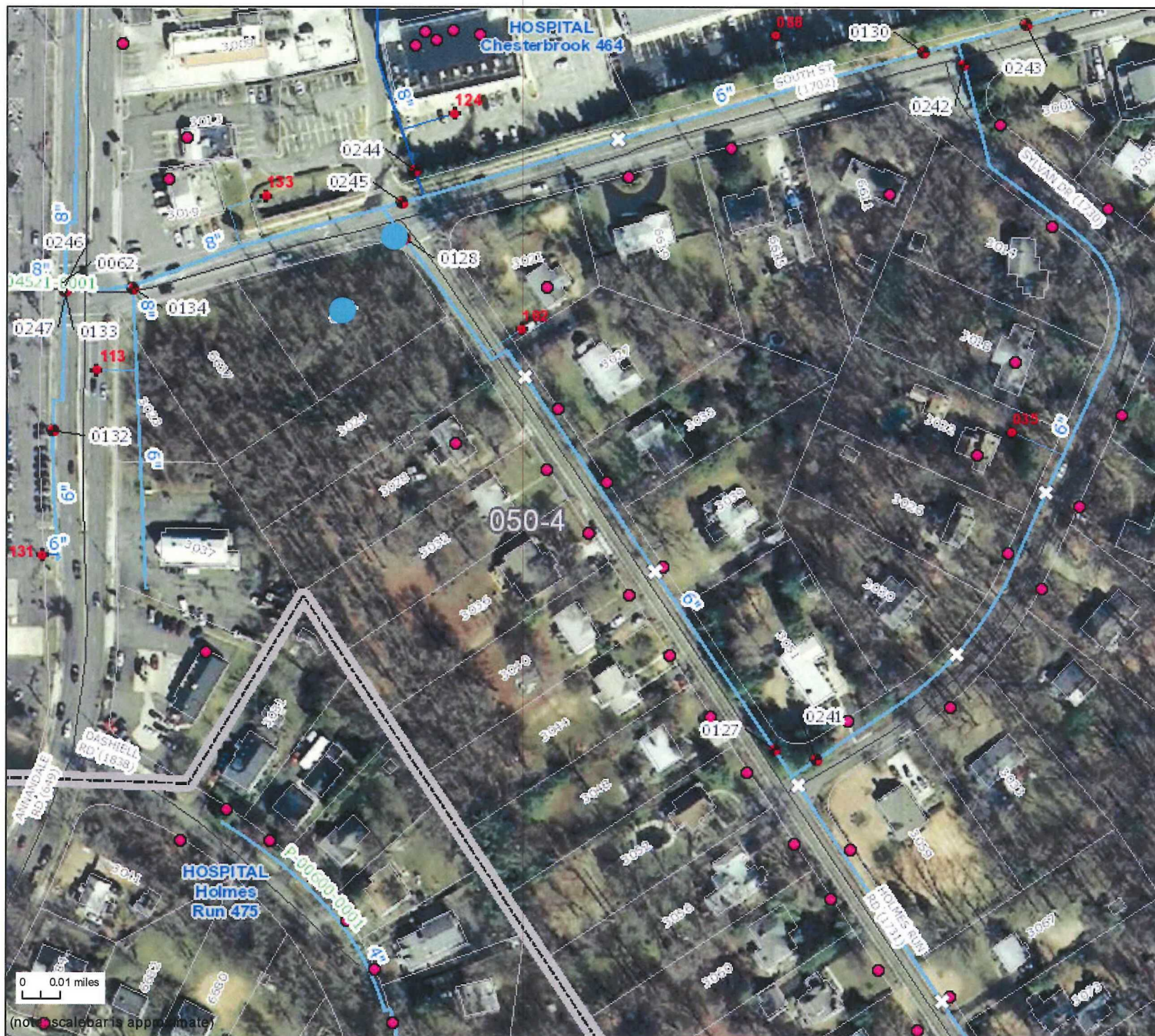
Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory J. Prelewicz".

Gregory J. Prelewicz, P.E.  
Manager, Planning

Enclosure





Title:

**Legend**

**Hydrants**

- ◆ Fairfax Water, Active
- ◆ Other, Active
- ◇ Fairfax Water, Inactive

**Hydrant Valves**

- Fairfax Water
- Other

**System Valves**

- Gate, Open, Fairfax Water
- Gate, Closed, Fairfax Water
- Gate, Open, Other
- Gate, Closed, Other
- Butterfly, Open, Fairfax Water
- Butterfly, Closed, Fairfax Water
- Butterfly, Open, Other
- Butterfly, Closed, Other

**Main Breaks**

- ✕ Main Breaks

**Pressurized Mains - Private**

- Private, In Service
- Private, Approved

**Pressurized Mains**

- Approved
- Transmission Main, CastIron
- Transmission Main, DuctileIron
- Transmission Main, Steel
- Transmission Main, Plastic
- Transmission Main, AsbestosCement
- Transmission Main, PCCP
- Transmission Main, Unknown
- DistributionMain, CastIron
- DistributionMain, DuctileIron
- DistributionMain, Steel
- DistributionMain, Plastic
- DistributionMain, PolyVinylChloride
- DistributionMain, AsbestosCement
- DistributionMain, PCCP
- DistributionMain, Copper
- DistributionMain, Galvanized
- DistributionMain, HDP
- DistributionMain, Unknown



**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**TO:** Chris B. Caperton, Chief  
Facilities Planning Branch, DPZ

**FROM:** Sharad Regmi, P.E.  
Engineering Analysis and Planning Branch  
Wastewater Planning and Monitoring Division

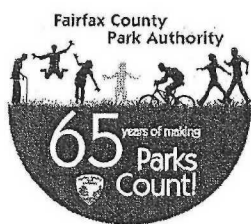
**SUBJECT:** 2232 Application for Review

**REF:** Application No.: **2232-M15-24**; 6631 South Street;  
TAX MAP: 50-4-((21)-0002

**DATE:** December 22, 2015

The existing 8" sanitary sewer at Holmes Run Road has adequate capacity to accommodate the sewage from the Proposed Fire and Rescue Station for the referenced application.





# FAIRFAX COUNTY PARK AUTHORITY

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## M E M O R A N D U M

**TO:** Chris B. Caperton, Chief  
Facilities Planning Branch, Planning Division, DPZ  
Department of Planning and Zoning

**FROM:** Sandy Stallman, AICP, Manager *SS*  
Park Planning Branch, PDD

**DATE:** January 7, 2016

**SUBJECT:** 2232-M15-23, Jefferson Fire Station #18 Replacement Facility  
Tax Map Number: 50-3 ((4)) B

The Park Authority has reviewed the 2232 Review Application dated December 11, 2015. Based on that review, staff has determined that this application bears no adverse impact on the land, resources, facilities or service levels of the Park Authority.

FCPA Reviewer: Paul Ngo  
DPZ Coordinator: Natalie Knight

Copy: Cindy Walsh, Director, Resource Management Division  
Natalie, Knight, DPZ Coordinator  
Chron File  
File Copy

**Knight, Natalie**

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**From:** Ward, Sandra J.  
**Sent:** Tuesday, April 19, 2016 7:10 AM  
**To:** Knight, Natalie  
**Subject:** FW: Jefferson Fire Station # 18, temporary replacement

The above set of plans, dated as received by DPZ on April 11, 2016, has been reviewed. I have no comments on this application.

Construction of buildings and structures shall require full compliance with fire protection and access requirements listed in the Statewide Building Code, the Fairfax County Public Facilities Manual and the Statewide Fire Prevention Code as amended by Fairfax County including all fire lane markings.

**Sandra Ward, Engineer III**

Fairfax County Fire & Rescue  
Fire Prevention – Plans Review  
(703) 246-4806 : Office  
(703) 246-6043 : Fax

---

**From:** Ward, Sandra J.  
**Sent:** Monday, January 11, 2016 10:22 AM  
**To:** Knight, Natalie  
**Subject:** Jefferson Fire Station # 18, temporary replacement

The above set of plans, dated as received by DPZ on December 15, 2015, has been reviewed. I have no comments on this application.

Construction of buildings and structures shall require full compliance with fire protection and access requirements listed in the Statewide Building Code, the Fairfax County Public Facilities Manual and the Statewide Fire Prevention Code as amended by Fairfax County including all fire lane markings. Plans and submittals have been retained by FMO for filing.

**Sandra Ward, Engineer III**

Fairfax County Fire & Rescue  
Fire Prevention – Plans Review  
(703) 246-4806 : Office  
(703) 246-6043 : Fax

## **Knight, Natalie**

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**From:** Akre, Brenda S.  
**Sent:** Friday, January 08, 2016 3:21 PM  
**To:** Knight, Natalie  
**Cc:** Dittmer, Mike  
**Subject:** Jefferson Fire Station

Hi Natalie,

As we discussed earlier this week on the phone, the Police Department has no comments concerning the replacement of Jefferson Fire Station or the temporary location of the fire station. Thank you.

Regards,  
Brenda

Brenda Akre  
FCPD  
Director, Records & Facilities Division  
(703) 246-4208